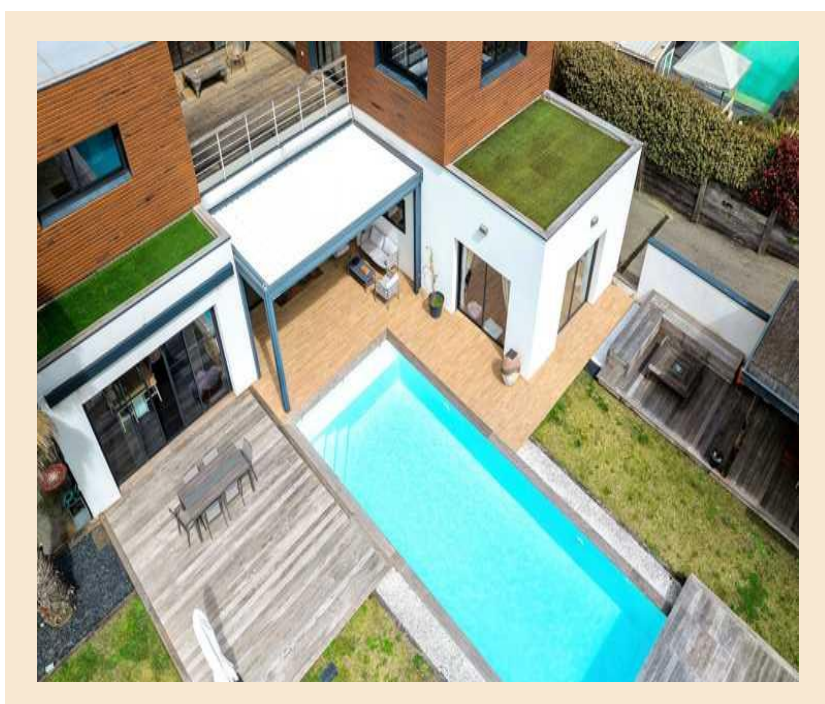


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Splendid contemporary villa at the gates of Pyla

Gironde , Nouvelle Aquitaine



€2,290,000

inc. of agency fees

5 Beds 1 Baths 239 sqm 0.12 ha

Located in a popular area of La Teste-de-Buch, this contemporary villa of superior standing stands majestically on landscaped grounds of more than 1200 m2. Built in 2013 according to Californian architectural...

At a Glance

Reference	MFH-EAB1717EAAR	Near to	Bordeaux	Price	€2,290,000
Bed	5	Bath	1	Hab.Space	239 sqm
Land	0.12 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in a popular area of La Teste-de-Buch, this contemporary villa of superior standing stands majestically on landscaped grounds of more than 1200 m2.

Built in 2013 according to Californian architectural codes, this residence is distinguished by the exclusive use of high-end materials, thus offering exceptional services spread over two levels.

On the ground floor, a large living space bathed in light of approximately 90 m², including a living room, a dining room and a fully equipped American kitchen, opens harmoniously to the outside, facing south. This space is built around a 12m x 4m swimming pool, superb wooden terraces and an exotic garden, offering an incomparable outdoor living experience.

The spacious master suite, equipped with a dressing room and a private bathroom, also opens onto the heated swimming pool. In addition, an office, a pantry with wine cellar, a laundry room and separate toilets complete this level.

Upstairs, this exceptional property offers three large bedrooms, each with its adjoining bathroom, as well as a separate toilet and a 35 m² semi-covered roof terrace, offering breathtaking views of the surrounding area. A double garage, a workshop, a generous parking driveway, a magnificent summer bar and a pétanque court complete the unique assets of this large villa, benefiting from a strategic location close to the shops of the city center, the Golf Arcachon and the most beautiful beaches of the Basin.

ENERGY CLASS: A / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: EUR2,500

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€2,290,000

Key Information

Year Built:	2013
Internal Area:	239 sqm
Land Area:	0.12 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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