

[Click to view MFH-EAB1883EAAR](#)

Cap Ferret-style villa in the center of La Teste

Gironde , Nouvelle Aquitaine



€1,095,000

inc. of agency fees

4 Beds 155 sqm 0.06 ha

Located in the center of La Teste, this pretty contemporary Villa of 140 sqm, built in 2021, offers a privileged living environment combining comfort,...

At a Glance

Reference	MFH-EAB1883EAAR	Near to	Bordeaux	Price	€1,095,000
Bed	4	Pool	Yes	Hab.Space	155 sqm
Land	0.06 ha			Land Tax	N/A

Property Description

Located in the center of La Teste, this pretty contemporary Villa of 140 sqm, built in 2021, offers a privileged living environment combining comfort, brightness and quality materials. As soon as you enter, you will be seduced by the spacious and bright living room of more than 60 sqm, bathed in natural light thanks to its multiple openings. This vast room open to the outside includes an elegant living room and a

modern, perfectly equipped kitchen. The materials chosen, such as oak parquet and careful finishes, give this space a warm and refined atmosphere. The room opens onto a beautiful Douglas terrace, and its heated swimming pool. The sleeping area is judiciously separated, offering a master suite composed of a spacious bedroom, a large dressing room and a bathroom. Nearby, two comfortable bedrooms share a second bathroom. A charming 15 sqm outbuilding completes this property, comprising a bedroom and a bathroom, perfect for welcoming guests or creating a home office. Built on one level, this house in excellent condition and still under damage-works warranty, stands out for its modern design and high-end services. Located in the immediate vicinity of shops, schools and transport, this Villa benefits from a central location in La Teste de Buch, while being a few minutes drive from the ocean beaches. A practical and idyllic living environment. ENERGY CLASS: A / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR808 and EUR1,094. Kevin Pari (EI) : /

Summary

Property type:	House
Bedrooms:	4
Price	€1,095,000

Key Information

Year Built:	2021
Internal Area:	155 sqm
Land Area:	0.06 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates