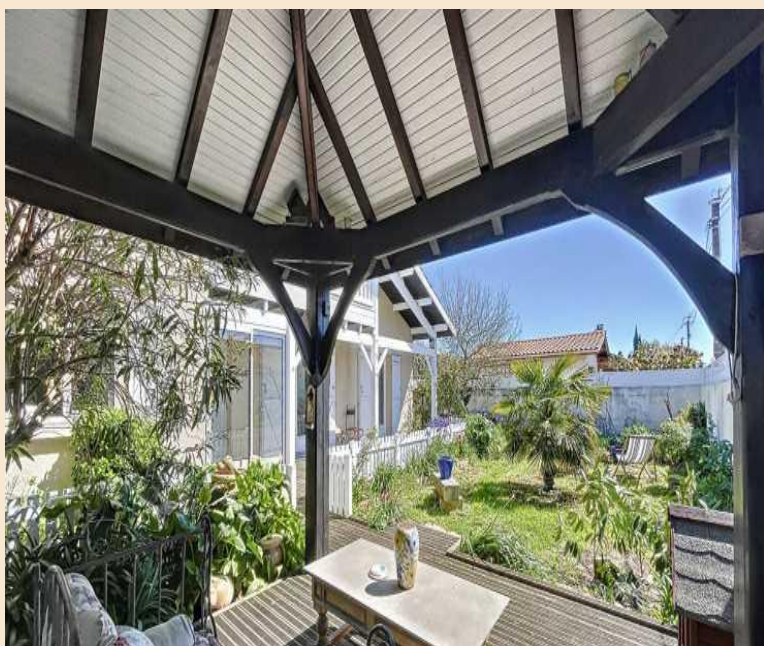


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Authentic villa in the heart of La Teste

Gironde , Nouvelle Aquitaine



€650,000

inc. of agency fees

4 Beds 1 Baths 175 sqm 0.05 ha

Located a few steps from the schools and the La Teste train station, this house, in a quiet area, on the third line, of approximately 170sqm, takes place in an intimate garden with a bucolic air. This...

At a Glance

Reference	MFH-EAB1468EAAR	Near to	Bordeaux	Price	€650,000
Bed	4	Bath	1	Hab.Space	175 sqm
Land	0.05 ha	Pool	No	Land Tax	N/A

Property Description

Located a few steps from the schools and the La Teste train station, this house, in a quiet area, on the third line, of approximately 170sqm, takes place in an intimate garden with a bucolic air. This house built in 2000 respects the codes of the traditional house. From the entrance, the brightness invades the living space thanks to its southern exposure, a separate, fitted and equipped kitchen is warm and functional. Two bedrooms including a master suite with dressing room and a bathroom complete this set on the first level. A flight of stairs leads to a mezzanine open to the living room, serving as an office and which leads to two additional

bedrooms and a bathroom. Outside, an independent 2-room apartment offers ideal accommodation to receive your guests. The beautifully wooded garden offers a terrace with pergola to enjoy lunch in the shade. A cellar and a garage complete the assets of this beautiful house. ENERGY CLASS: C / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, based on energy prices for 2017.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€650,000

Key Information

Year Built:	2000
Internal Area:	175 sqm
Land Area:	0.05 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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