

5 Bedroom house in La Teste close to Arcachon.



INFORMATION

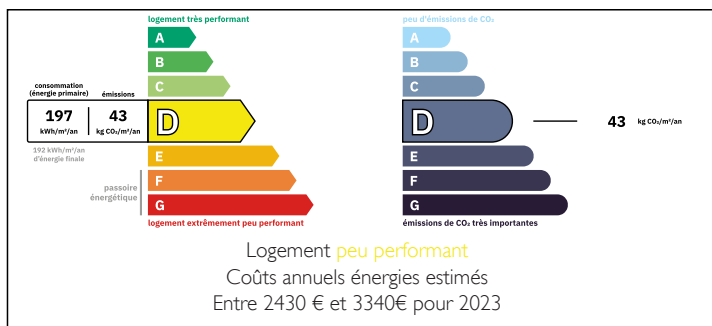
Town:	La Teste-de-Buch
Department:	Gironde
Bed:	5
Bath:	2
Floor:	141 m2
Plot Size:	916 m2

IN BRIEF

Large family home offering five bedrooms with lots of potential located close to all amenities in La Teste close to Arcachon and Bordeaux.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

LA TESTE-DE-BUCH – 7-Room Family Home with Outbuilding Just 10 minutes by bike from the town center and all amenities, this charming family home of 141 m² is set on a large plot of 916 m², and includes a 50 m² outbuilding, garage, and two garden sheds.

The ground floor includes an entrance hall, a bright living room facing southwest and opening onto a terrasse overlooking the garden.

An independent kitchen, a bedroom, a shower room and WC, there is also access to the garage from the hallway.

You will find four more bedrooms upstairs along with a shower room.

The attic has been insulated, offering potential for additional living space depending on your needs.

A 50 m² outbuilding provides further possibilities: home office, guest accommodation, workshop, etc.

The plot is suitable for a swimming pool.

Bordeaux is only a short 45 minute drive away and close by you will discover the town of Arcachon with its beautiful sandy beaches and the famous Dune du Pilat.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2222 EUR

Taxe habitation: EUR

NOTES