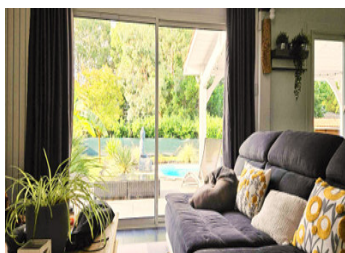


Stunning detached house 280m2 living space, 7 bedrooms with pool and beautiful garden.



INFORMATION

Town:	La Teste-de-Buch
Department:	Gironde
Bed:	7
Bath:	2
Floor:	280 m2
Plot Size:	1098 m2

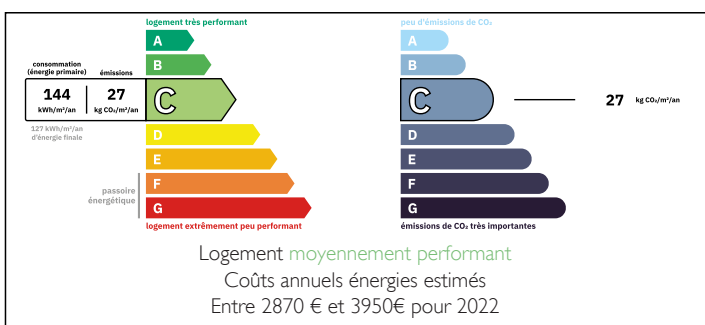
IN BRIEF

Discover this magnificent 280 m² home, where luxury meets comfort. South facing , it offers exceptional light throughout the day, enhanced by a sparkling swimming pool surrounded by a spacious terrace ideal for relaxing or entertaining.

Inside, you'll love the seven generous bedrooms, perfect for welcoming family and friends, as well as the two offices, ideal for teleworking or creating a reading space. Wine lovers will appreciate the dedicated cellar, designed to house your precious bottles.

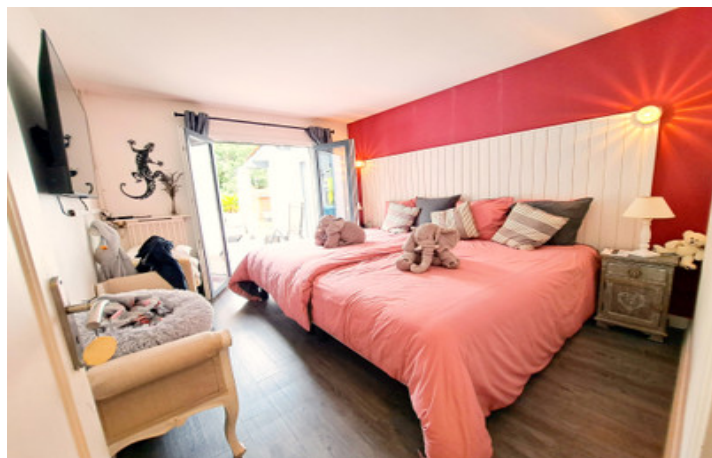
Nestling just 1.5 km from the lake, this property combines the tranquility of a lush garden with the proximity of water sports. A true haven of peace where every detail has been thought of to offer you an exceptional quality of life.

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.



LOCAL TAXES

Taxe foncière: 2750 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Discover this magnificent 280 m² home, where luxury meets comfort. South facing , it offers exceptional light throughout the day, enhanced by a sparkling swimming pool surrounded by a spacious terrace ideal for relaxing or entertaining.

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Main features:

Living space: living room, dining room, open-plan kitchen, 7 bedrooms, two offices, bathroom, shower room/WC.

Outdoor areas: a south-facing swimming pool, a terrace and a garden.

Description of spaces:

Ground floor:

Bedrooms/Office: Three bedrooms, an office with beautiful wooden floors.

Living room: Warm and open atmosphere with plenty of space.

Kitchen: Modern, equipped, with a large island, open to the living room and dining room.

Bathroom: Bathroom with bath and shower

First floor:

Bedrooms: 4 bedrooms

Shower room/WC: Functional and modern.

Nestling just 1.5 km from the lake, this property combines the tranquillity of a lush garden with the proximity of water sports. A true haven of peace where every detail has been thought of to offer you an exceptional quality of life.

Lac de Cazaux, in La Teste-de-Buch, is a natural gem in the heart of the Landes de Gascogne. Nestling between pine forests and dunes, this freshwater lake offers an idyllic setting for relaxation, adventure and discovery in the heart of nature.

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