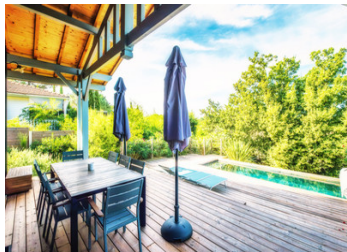


Portes de l'Océan, magnificent 172 m luxury villa with pool, built in 2022



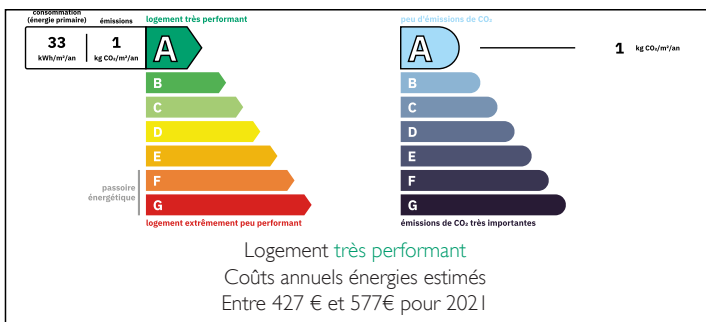
INFORMATION

Town:	La Teste-de-Buch
Department:	Gironde
Bed:	4
Bath:	2
Floor:	172 m2
Plot Size:	950 m2

IN BRIEF

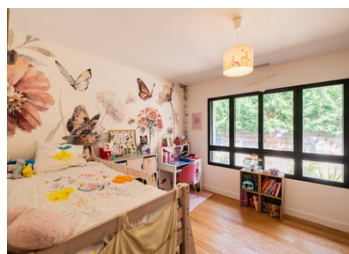
Close to the Dune du Pilat and 10 minutes from Arcachon, this 172 m² villa is ideally located in the sought-after Portes de l'Océan district, appreciated for its peace and quiet and proximity to shops. Set in 1,000 m² of land, it boasts top-of-the-range features, including a large, bright living room, a modern kitchen, a master suite with shower room and dressing room, and a heated Bali stone swimming pool. A spacious garage, carport, wine cellar and state-of-the-art equipment complete this elegant, comfortable property.

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

Nestling on a plot of almost 1,000 m², this 171 m² house combines modern comfort with elegance. The large 70 m² living room is bathed in natural light and enhanced by herringbone oak parquet flooring. The open-plan, fully-equipped kitchen provides a convivial space ideal for entertaining. The ground floor also includes a study and WC.

Upstairs, the master suite is a haven of peace, with its private shower room and spacious dressing room. Two other bright bedrooms share a modern bathroom and WC.

Outside, enjoy a superb heated Bali stone swimming pool, perfectly integrated into the landscaped garden. The large garage of over 60 m² can accommodate two cars, while a carport is available for a third vehicle. A wine cellar, laundry room and large terrace complete the property.

Fitted with top-of-the-range technologies such as underfloor heating powered by a heat pump, air conditioning and an automatic watering system, this house combines comfort and energy efficiency to create an exceptional living environment.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES