

Beautiful architect designed house with pool in the centre of Le Teich.

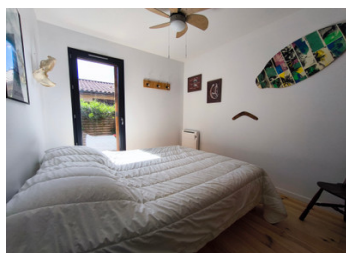
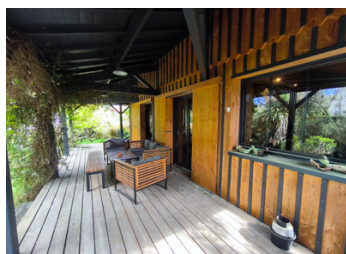


## INFORMATION

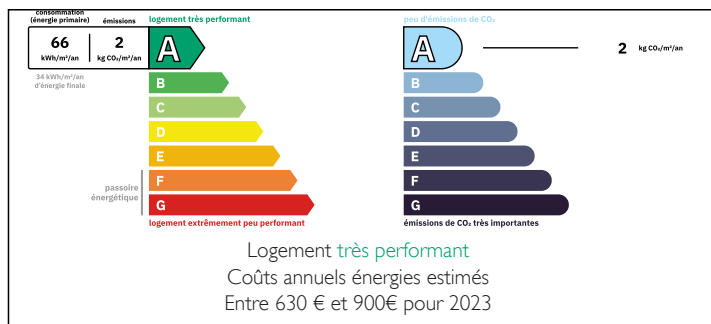
Town:	Le Teich
Department:	Gironde
Bed:	3
Bath:	2
Floor:	118 m2
Plot Size:	569 m2

## IN BRIEF

Superb modern house with pool located in the center of Le Teich only 20 mnutes from Arcachon.



## 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

Superb wooden built house in Le Teich on the Arcachon bay.

Offering a large living area with a wood burner, a separate fully equipped kitchen. On the ground level there are three bedrooms one with its own shower and sink. There is a separate bathroom with a toilet. A utility room with a toilet and a storage area or walk in closet. Upstairs you will find a mezzanine with cathedral ceilings with exposed beams which can be used as a guest room, office space or games room.

There is also a double garage.

The property has an alarm and heating system which can be controled from a distance.

There is also a heated pool of 3x6 and a well with intergrated sprinkler system.

A must see property in the heart of the Bassin d'Arcachon. Only a 45 minute drive to Bordeaux the wine capital of the world !

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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