

Superb Family home with pool and seperate two bed annexe on a large plot in La Teste close to Arcachon.



## INFORMATION

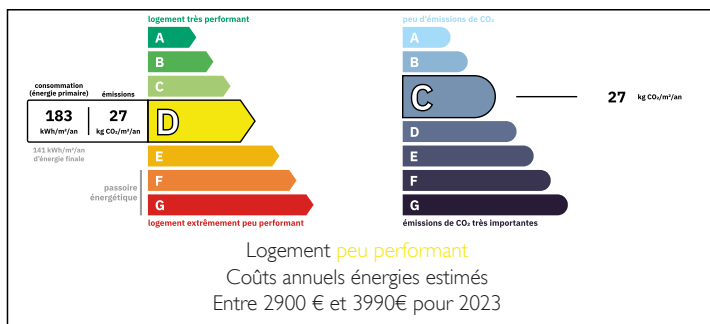
Town:	La Teste-de-Buch
Department:	Gironde
Bed:	3
Bath:	1
Floor:	187 m2
Plot Size:	2030 m2



## IN BRIEF

Property with 187m<sup>2</sup> of living space in La Teste offering three bedrooms one which is ensuite, a seperate bathroom, an office, a fully equipped kitchen, utility room, a 9x4 heated pool and a seperate dependance with two bedrooms, a double garage and a storage shed on large plot of land close to all amenities and with Arcachon only a five minute drive away.

## 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

This property consists of a main house and an independant annexe. The main hosue offers a large living/dining room of 64.44 m<sup>2</sup>, south-facing, opening onto the garden through large bay windows.

You will also appreciate its 3 comfortable bedrooms one of which is an ensuite, office space, modern bathroom, as well as its fully fitted and equipped kitchen, which opens onto the terrace and garden, along with an adjoining pantry/laundry room.

The dependance offers a kitchen area with a dining/living space overlooking the pool, with large electric shades, two bedrooms, and a shower room with toilet. Ideal for independent activities, a gîte, or guest accommodation.

You also benefit from a double garage for your vehicles and an additional storage/workshop of 50 m<sup>2</sup> behind the garage.

Located close to bus stops, shops, restuarants, schools,sports facilities and the beautiful golden sandy beaches. It is just a few minutes' drive from the iconic Dune du Pilat site.

Don't miss this unique opportunity to acquire a beautiful home in a sought after location.

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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