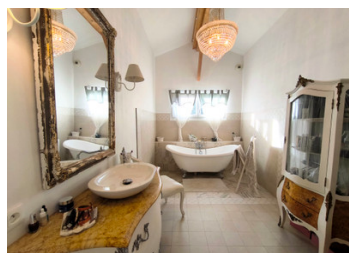


5 Bedroom Villa with pool and seperate studio in Cazaux



INFORMATION

Town:	La Teste-de-Buch
Department:	Gironde
Bed:	5
Bath:	2
Floor:	187 m2
Plot Size:	864 m2

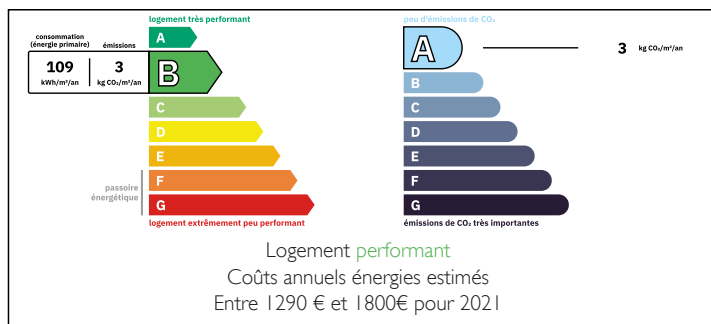


IN BRIEF

187 m² family villa built in 1999, located in a residential area of Cazaux. It features a bright south- and west-facing living room with open-plan kitchen, 5 bedrooms including a master suite, a bathroom and shower room.

The property includes a heated 8×4 m swimming pool, garage, reversible air conditioning and an independent 22 m² studio. Close to shops, schools, and forested areas, ideal for family living.

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

Leggett International presents for sale this beautiful house built in 1999 and recently renovated, located in a residential area of Cazaux.

This family villa of 187 m² comprises an entrance hall opening onto a superb 64 m² living room facing south west, with an open-plan kitchen that is fully equipped, an adjoining pantry, a bedroom, and a shower room with WC.

Upstairs, the large landing leads to four additional generously sized bedrooms with high ceilings (3.17 m), including a master bedroom, as well as a bathroom and a separate WC.

Outside, the house features a heated swimming pool measuring 8 x 4 meters. With a garage, reversible air conditioning, and double-glazed insulation, it perfectly combines functionality and thermal comfort.

An independent studio of approximately 22 m² completes this bright and spacious home.

Located close to the Auchan supermarket, reachable in an 11-minute walk, and surrounded by schools such as La Farandole nursery school and Lafon primary school, only 8 minutes away on foot, this house is ideal for a fulfilling family life. In addition, the proximity of lush forests offers a peaceful escape into nature just minutes from your home.

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

LOCAL TAXES

Taxe foncière: 2800 EUR

NOTES