

## Charming four bedroom house with independant chalet in Le Teich.



## INFORMATION

Town:	Le Teich
Department:	Gironde
Bed:	4
Bath:	1
Floor:	104 m2
Plot Size:	0 m2



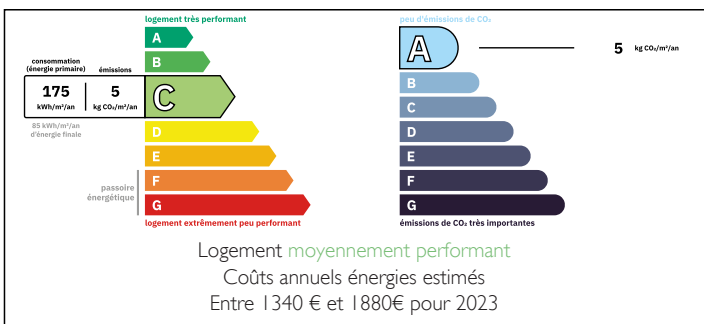
## IN BRIEF

Discover this beautifully maintained home, set in a sought-after area of Le Teich, offering a peaceful living environment. It comprises four bedrooms, a bright living room with an semi open-plan kitchen, a shower room, and a WC.

You will also benefit from a charming independent wooden chalet featuring a living area with kitchen, a master bedroom, a utility room, and a WC—ideal for hosting guests or for a rental project.

A rare property, in a quiet setting, with a pleasant outdoor space.

## ENERGY - DPE



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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

Located in a sought-after area of Le Teich, this beautifully maintained home will charm you with its peaceful, green surroundings and practical layout.

It features four bedrooms, a bright living room opening onto a terrasse area with a fireplace and a semi open kitchen creating a welcoming living space, there is also a large shower room, and a separate WC.

You can access the house via the garage/storage area or through the main entrance.

Outside, you will enjoy a pleasant garden, ideal for relaxing in a quiet and serene setting. There is a carport and ample parking.

A real highlight of the property is the independent wooden chalet of 49M<sup>2</sup>, thoughtfully fitted out with a living area and an open modern fully equipped kitchen, a master bedroom, a utility room, and a separate WC.

Perfect for hosting family and friends in complete privacy or for a rental project. There is a separate entrance to the side of the property.

This property represents a great opportunity, whether as a main residence or a holiday home, in one of the most desirable areas of the Arcachon Bay.

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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