

# Hamptons

INTERNATIONAL



**La Teste-de-Buch, 33260, France**

5 🏠 2 🏡

**£920,000**  
**(€1,070,000)**


## Property details



### Key features

- 185 m
- 1000 m Plot size
- Swimming pool

### Attributes

-  Swimming pool
-  Garage
-  Commercial

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## Description

Superb family property located in a quiet neighborhood, this 183 sqm villa offers a peaceful and wooded environment with no overlooking neighbors. Situated on a spacious plot of over 1000 sqm, this property provides the perfect setting for comfortable family living. On the ground floor, you will find an entrance hall with guest toilets, double closets, and a bright living space of approximately 60 sqm, thanks to its large windows. The living area also features an open fireplace that can be used as an open fire or with an insert. The fully-equipped American kitchen boasts a granite worktop and Bordeaux stone finishes. Adjacent to the living room is the private space of approximately 50 sqm, comprising a large bedroom with closets, an office that can be used as an additional bedroom, a dressing room, a spacious bathroom with a whirlpool bathtub and a shower measuring over 11 sqm, as well as a separate toilet. The first floor includes three bedrooms, a bathroom, and a separate toilet. Additionally, there is a 12 sqm pantry and an attached garage of approximately 50 sqm with a motorized door. Outside, facing south, you can enjoy a saltwater pool measuring 3.5m by 7m, heated for year-round enjoyment, as well as an IP and kumaru terrace. There is also a summer kitchen and a lounge area, perfect for summer evenings. A pool house and a barn complete this property. This family property offers a serene living environment with its wooded surroundings, ensuring privacy and tranquility. Don't miss the opportunity to make this your dream home. Contact us today to arrange a visit and discover all the exceptional features this property has to offer. Honoraires à la charge du Vendeur DPE C(133kwh/m2/an), GES C(19kg co2/m2/an) Estimation des coûts annuel d'énergie : 1480-2070€ Pour plus d'information contactez Maeva MATHIEU Agent commercial indépendant RSAC : 880869045 - RCP : 60933707 Retrouvez tous nos biens sur IMMOBA Les informations sur les risques auxquels ce bien est exposé sont disponibles sur demande ou sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

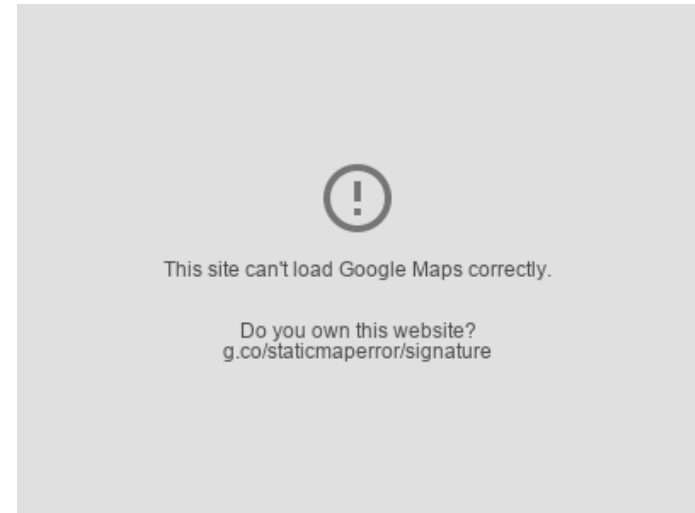
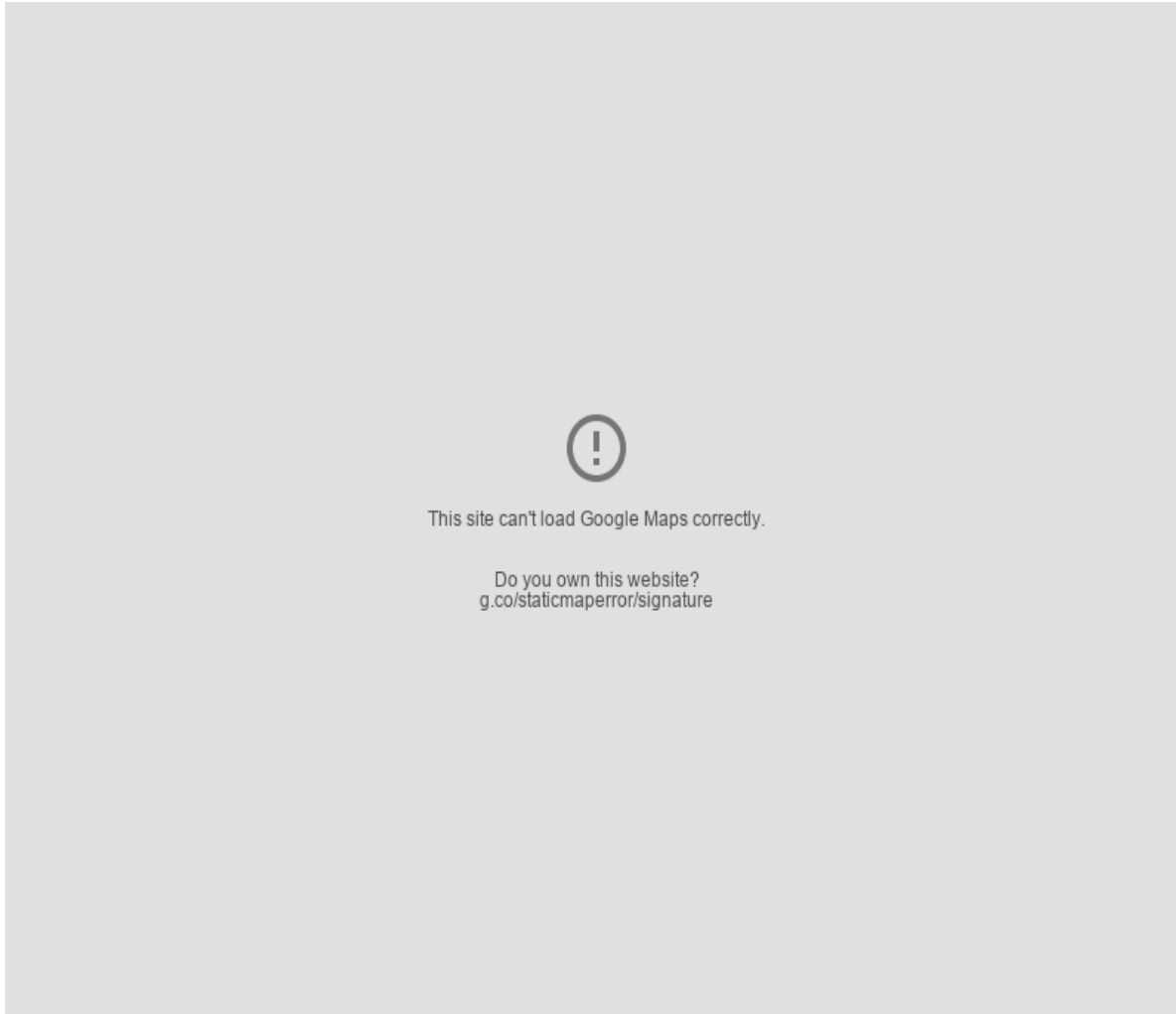






# Location

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