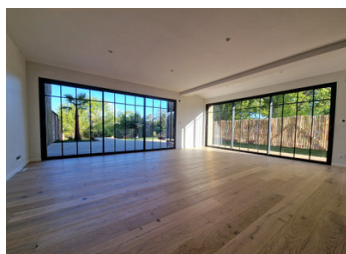


New 5 bedroom home with private boat mooring



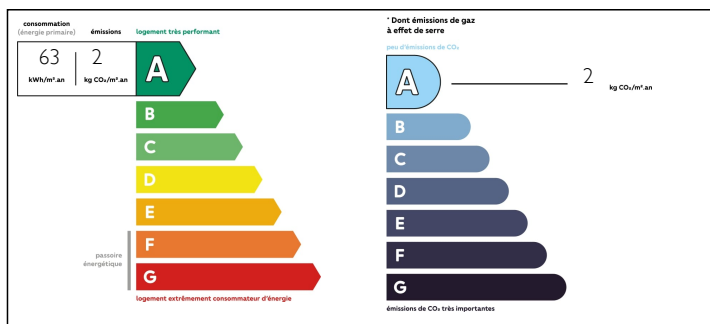
INFORMATION

Town:	La Teste-de-Buch
Department:	Gironde
Bed:	5
Bath:	2
Floor:	137 m2
Plot Size:	450 m2

IN BRIEF

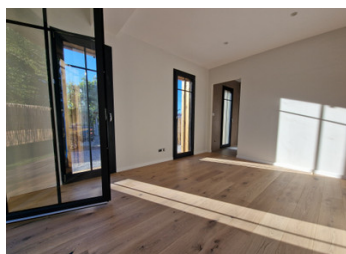
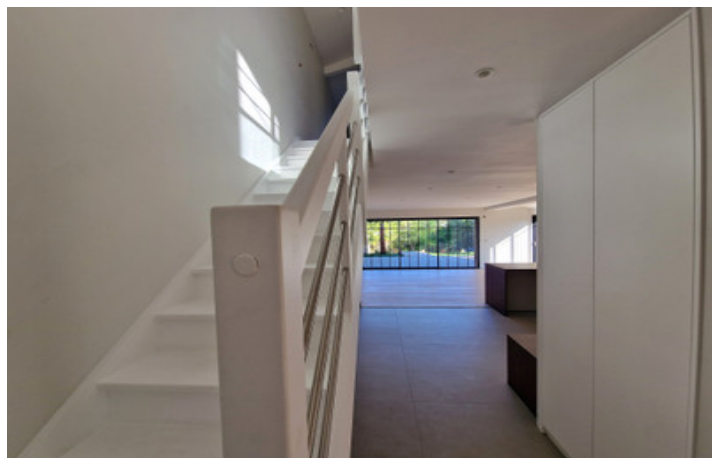
Newly constructed house with private boat mooring and garden next to Cazaux lake, close to Arcachon. This 5 bedroom house has a 52m² open living / kitchen room as well as an ensuite ground floor bedroom. A perfect holiday home or permanent residence in walking distance to local shops and market.

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

A unique opportunity to buy a 5 bedroom home with a private boat mooring. A few minutes boat ride along the canal leads you to the almost tropical Cazaux lake. Fine sandy beaches line this fresh water lake where water temperature rises to 27°C in the summer. The lake is surrounded by pine forests and is non-tidal so there is no threat of flooding or rising sea levels. A wonderful holiday location or lifestyle choice. Arcachon and the Dune du Pilat are also close-by and Bordeaux airport is 50 minutes drive.

The house is a new build benefitting from an A DPE rating, reversible air conditioning and 10 year building guarantees.

The 137m² of living space includes a 52m² open living and kitchen space with sliding doors that open onto the terrace, garden and private pontoon. A bedroom with bathroom, WC and pantry make up the ground floor. 4 bedrooms are to be found on the 1st floor together with a bathroom with WC. This property has private parking for 2 cars and a garden and is part of a development of 3 houses with no management fees.

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

NOTES