



## Taussat - Villa contemporaine à 150m du bassin



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 1,339,526.24

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Lanton
Ταχυδρομικός κωδικός:	33138
Δημοσιεύθηκε:	02/04/2026

### Περιγραφή:

In a quiet and sought-after area of Taussat, only 150 meters from the Bay of Arcachon, discover this magnificent contemporary house of 2018, combining modern comfort, top-of-the-range services and exceptional living environment.

On a carefully landscaped plot of 480 m<sup>2</sup>, it offers a superb living environment. Enjoy large terraces, one of which is equipped with a motorized bioclimatic pergola with retractable walls, perfect for extending the summer evenings. In addition, there is a petanque court and a salt-heated swimming pool for moments of conviviality.

Inside, the tone is set from the entrance with its generous volumes, omnipresent light thanks to the many bay windows. The large living room opens onto a fully equipped high-end kitchen, designed for moments of sharing and conviviality.

The house includes an elegant master suite located on the ground floor as well as two beautiful bedrooms with private shower rooms and toilets, ensuring comfort and privacy for everyone. An office, ideal for telecommuting, and a cellar complete the set.

The garage, with a surface area of 35 m<sup>2</sup>, is fully tiled and insulated.

This house is equipped with underfloor heating, home automation, central vacuum and aluminium joinery with remote-controlled adjustable venetian blinds. Electric gate, alarm with camera surveillance ensure optimal security. Built in 2018, this property still benefits from the ten-year guarantee until 2028.

It combines safety, energy performance and aesthetics, in a quiet and privileged environment.

Κατασκευάστηκε:	2018
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## Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	151 τ.μ
Μέγεθος αυλής:	484 τ.μ

## Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	76
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link:	<a href="http://www.arkadia.com/AGHX-T661326/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/AGHX-T661326/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1505772
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