COLDWELL BANKER
EUROPA REALTY

House Arcachon 137 m²



SALE PRICE : 1 250 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

281, Boulevard de la Côte d'Argent
France, 33120, Arcachon

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Fully renovated and in excellent condition, this Arcachon-style villa offers a bright living environment designed to make the most of the outdoors.

On the ground floor, the living space is centered around a large, light-filled living room and a contemporary open-plan kitchen. Large glass doors open level with the terrace, which faces due south: a true extension of the house, ideal for outdoor lunches and summer evenings.

The sleeping area includes 3 bedrooms, 2 bathrooms and a dressing room.

High-quality finishes, generous proportions, ideal orientation: a move-in ready home, no work required, in the heart of Arcachon.

The villa features a ground-floor master suite and a parking space.

Possibility, for an additional cost, to purchase an adjoining 250 m² plot.

Arcachon
137 m² living space – plot 280 m²
3 bedrooms – 2 bathrooms
South-facing – excellent condition

Floor plan, full file and viewings by appointment with Arnaud Fourton – 06 12 86 05 39 – arnaud.fourton@coldwellbanker.fr

Price: €1,250,000 fees included, 4% (including VAT) payable by the buyer, i.e. €50,000.
Energy performance rating: B (103) — GHG emissions: A (3)
Estimated annual energy costs for the property between €817 and €1,105.
Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr.

Arnaud Fourton, Independent Commercial Agent of Coldwell Banker Immoba Realty – Silver Coast Int. Realty, 281 boulevard de la Côte d'Argent, 33120 Arcachon. RSAC No.: 833 157 878 – RCP No.: AACI/8431/13054. Professional card CPI 3301 2... issued by the Bordeaux Gironde Chamber of Commerce – Galian-SMABTP guarantee fund €120,000 – SIRET 790 028 344 00022.
Each member of the Coldwell Banker network is legally and financially independent.

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FEATURES

Property type:	House	Area:	137.0 m²	Number of rooms:	4 rooms
Number of bedrooms:	3 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

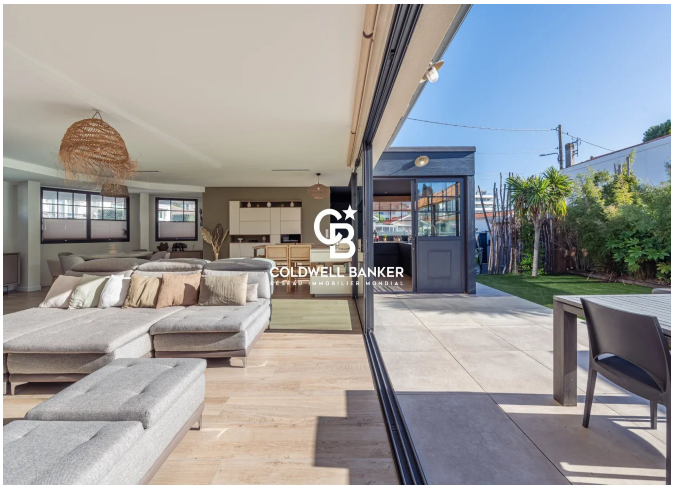
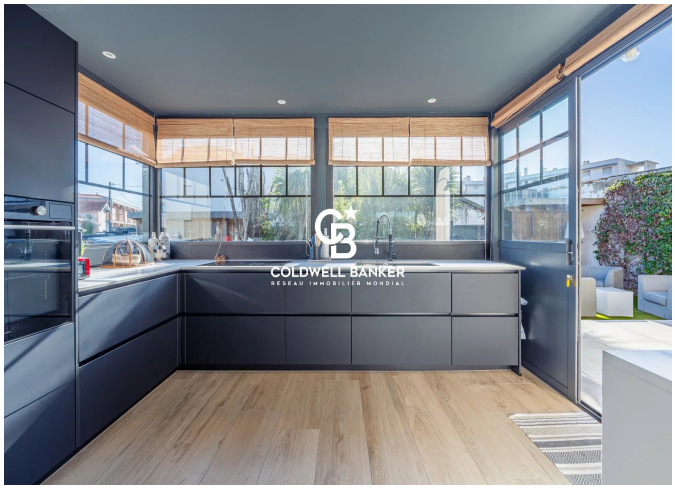
Energy performance diagnosis (EPD): B 103

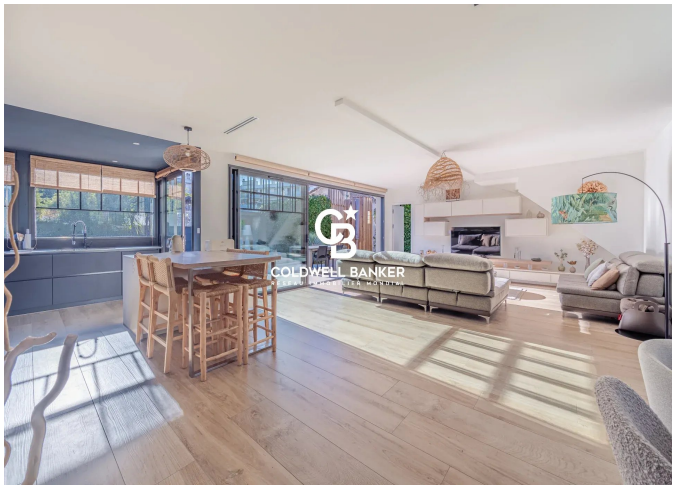
Greenhouse gas emissions (GHG) index: A 3

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