COLDWELL BANKER
EUROPA REALTY

House Arcachon 151 m²



SALE PRICE : 1 395 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Just 50 metres from Arcachon Bay, in the heart of town, this elegant 151 m² house enjoys a privileged location, just steps from the beaches, shops and restaurants.

Spread over three levels, the property charms with its generous proportions, brightness and contemporary finishes.

The ground floor reveals a lovely bright living area with a semi-open kitchen, extended by a pleasant terrace, as well as a separate toilet.

The first floor houses three bedrooms, including one with a private shower room, a bathroom and a separate toilet. The top floor, recently converted, offers three additional bedrooms, one of which also benefits from its own shower room.

The balconies, the terrace, the two private parking spaces and the bike shelter complete the features of this property.

Its sought-after location allows you to fully enjoy the Arcachon way of life, between swimming, walks along the Bay and neighbourhood life, all within walking distance.

A privileged address, ideal for a primary or secondary residence, combining comfort, elegance and a relaxed lifestyle.

Contact Juliette Rivière for more information.
Energy Performance Certificate (DPE): A (32) GHG (GES): A (1)
Estimated annual costs: between €150 and €300 per year.

Sale price: €1,395,000 including 4.9% fees payable by the buyer.

For more information, contact Juliette RIVIERE
Independent Sales Agent
N°RSAC 991 931 205 N°RCACO-25-032993
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Information on the risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	House	Area:	151.0 m²	Number of rooms:	8 rooms
Number of bedrooms:	6 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 33

Greenhouse gas emissions (GHG) index: A 1

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