COLDWELL BANKER
EUROPA REALTY

House Arcachon 156 m²



SALE PRICE : 1 370 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Located in the sought-after Abatilles neighborhood, within a quiet, leafy residential setting, this architect-designed house of approximately 160 m² enjoys a privileged location not far from the beaches, the centre of Arcachon and local shops.

The house is organised around a bright living area of nearly 50 m², extended by a pleasant terrace and an easy-to-maintain garden.

The sleeping area includes three ground-floor bedrooms as well as an independent suite upstairs, allowing accommodation for family and guests.

On the garden level, a large space of more than 110 m² houses a double garage, a laundry room, and a large room with the potential to be fitted out.

A functional, light-filled property to be reconfigured to your tastes, ideally located to fully enjoy the sought-after lifestyle of the Abatilles and the Arcachon Bay.

Sale price: €1,370,000, fees payable by the seller

For more information, contact Anastasiya GRALLIEN, Independent Commercial Agent, RSAC No. 881094221, RCP No. 127100479

DPE D (219 kWhEP/m2.an). GES D (46 kgeqCO2/m2.an)

Estimated annual costs: between €3,005 and €4,065 per year

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Information on the risks to which this property is exposed is available on request or on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	156.0 m²	Property tax:	€2.00
Number of rooms:	5 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 218

Greenhouse gas emissions (GHG) index: D 46

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