COLDWELL BANKER
EUROPA REALTY

House Arcachon 210 m²



SALE PRICE : 2 500 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

New to the market, exclusively, in the heart of one of the quietest and most sought-after neighbourhoods of Arcachon, this villa, fully renovated in 2026, is situated in an exceptional setting with no overlooking neighbours.
A preserved and private setting.

On a landscaped plot of approximately 990 m² facing due south, the house offers 210 m² of living space centred around a large, bright living room open to a kitchen — generous and bathed in light.

Five bedrooms, each with its own private shower room (five bedrooms, five shower rooms), as well as an office, create a comfortable and functional living environment.

A laundry room and garage complete the property.
Fully air-conditioned, the house has been renovated down to the smallest detail as the result of a high-quality refurbishment — no work to be expected.

Outside, the swimming pool and its pool house extend the house and invite you to fully enjoy the garden and its large terrace, in absolute tranquility.

Sale price: €2,500,000 including agency fees — of which €100,000 in fees (4%) are payable by the buyer.

Plans, complete dossier and viewings by appointment with Arnaud Fourton.

Arnaud Fourton, Independent Commercial Agent
RSAC No.: 833 157 878 — RCP No.: AACI/8431/13054

DPE B (72) and GES (2). Estimated annual energy costs for the property between €1,300 and €1,820.

Find all our properties on IMMOBA.
Information on the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	House	Area:	210.0 m²	Number of rooms:	6 rooms
Number of bedrooms:	5 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 72

Greenhouse gas emissions (GHG) index: A 2

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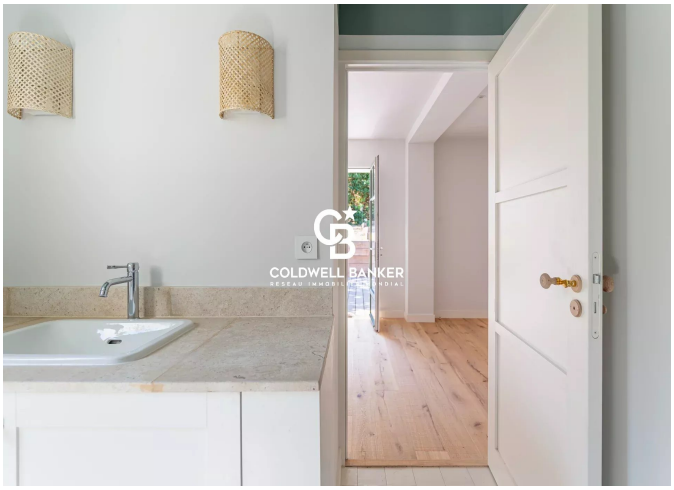
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