COLDWELL BANKER
EUROPA REALTY

House Arcachon 142 m²



SALE PRICE : 1 180 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

This warm and inviting villa is in excellent condition, ideally located near the town center, schools, and sports facilities.
It features a spacious living/dining area with an open-plan kitchen, three bedrooms, and two bathrooms, offering comfort and practicality for everyday living.
A large garage completes the property.

Energy rating: D (231 kWh/m²/year)

GHG rating: B (7 kg CO_2/m²/year)

Estimated annual energy costs: €2,340 – €3,210

Sale price: €1,295,000
Including €52,000 in agency fees (4.18%), payable by the buyer
For more information, contact Arnaud Fourton, Independent Sales Agent
RSAC No. 833 157 878 – RCP No. AACI/8431/13054
Discover all our listings on IMMOBA.
Information regarding natural, mining, or technological risks for this property is available at:
www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	142.0 m²	Number of rooms:	4 rooms
Number of bedrooms:	3 bedrooms				

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 231

Greenhouse gas emissions (GHG) index: B 7

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