COLDWELL BANKER
EUROPA REALTY

House Arcachon 143 m²



SALE PRICE : 995 000 €

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 at the entrance of the sought-after Aiguillon district, this new contemporary villa enjoys an ideal location between the beach and the port of Arcachon.

On the ground floor, a spacious 71 m² living area welcomes you, featuring an open-plan kitchen—perfect for social gatherings. This level also includes Japanese-style toilets and a night area with one bedroom, shower room, and a hammam-style steam shower.

Upstairs, you'll find three additional bedrooms, each with a private shower room, along with a separate WC.

Outdoors, enjoy a two-level exotic wood terrace, completely private and bathed in sunlight. The tiled pool with a glass wall offers a unique and relaxing atmosphere. A blend of exotic plants enhances the daily sense of well-being.

Energy rating: A (38 kWh/m²/year)

GHG rating: A (1 kg CO_2/m²/year)

Estimated annual energy costs: €510 – €740

Sale price: €995,000 (agency fees included)
Agency fees payable by the seller

For more information, contact Céline HARTENSTEIN, Independent Sales Agent
RSAC: 987 559 929 – RCP: 127 100 479

Discover all our listings on IMMOBA.
Information on natural, mining, or technological risks for this property is available on request or at: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	143.0 m²	Number of rooms:	6 rooms
Number of bedrooms:	4 bedrooms				

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

ENERGY PERFORMANCE DIAGNOSIS

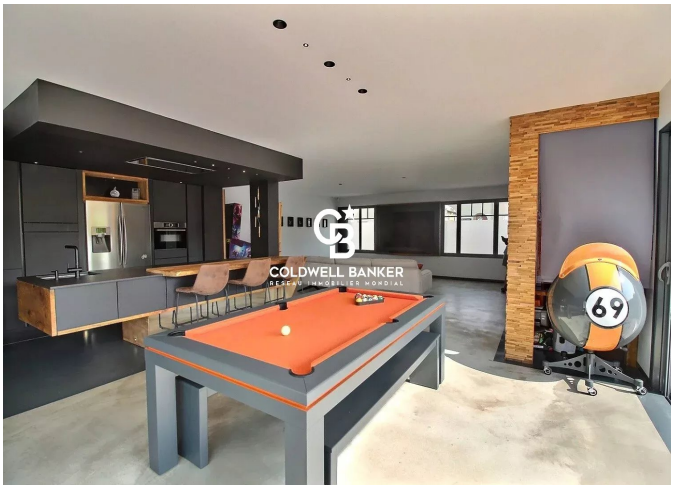
Energy performance diagnosis (EPD): A 34

Greenhouse gas emissions (GHG) index: A 3

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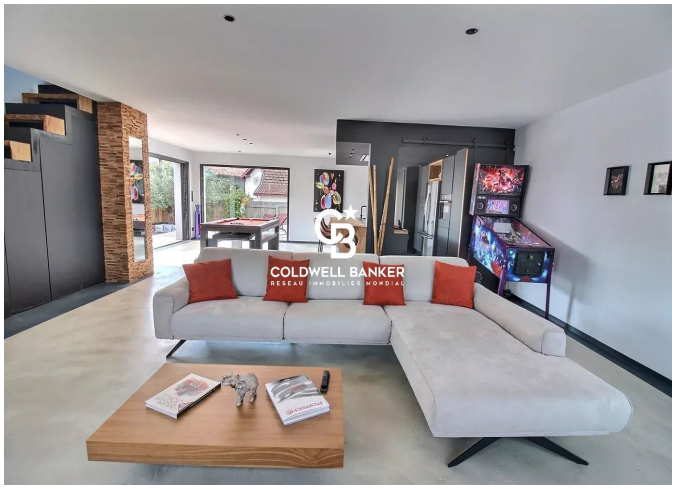
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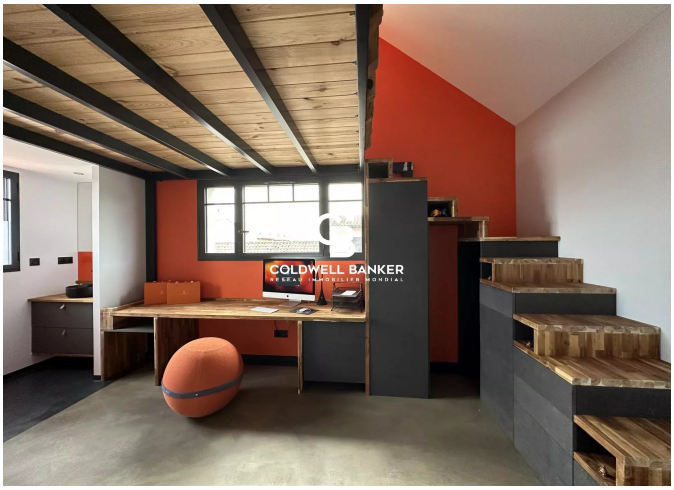
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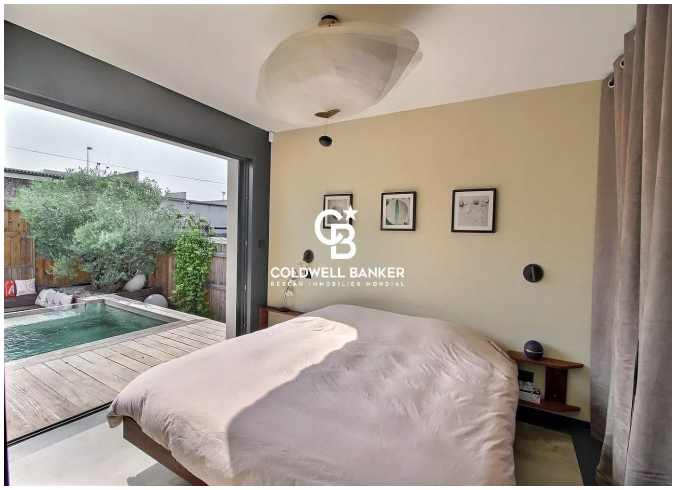












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