COLDWELL BANKER
EUROPA REALTY

House Arcachon 148 m²



SALE PRICE : 1 298 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

This charming Basco-Landaise villa is set on a lovely flat plot and is located just a short walk from local shops.

In excellent condition, the villa features a bright living room, a kitchen, 4 bedrooms, and 2 shower rooms—making it ideal for family living or holiday stays.

The property also offers potential for a swimming pool, adding to its appeal and lifestyle value.

Energy rating: D (234 kWh/m²/year)

GHG rating: D (49 kg CO_2/m²/year)

Estimated annual energy costs: €3,260 – €4,480

Sale price: €1,445,000 (agency fees included)
Including €55,000 in agency fees (4%) payable by the buyer
Net seller price: €1,390,000

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:	148.0 m²	Number of rooms:	6 rooms
Number of bedrooms:	5 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 234

Greenhouse gas emissions (GHG) index: D 49

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