COLDWELL BANKER
EUROPA REALTY

House Arcachon 150 m²



SALE PRICE : 877 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Just a few minutes' walk from Arcachon's hyper-centre and the Parc Mauresque, discover this beautifully renovated Arcachonnaise-style villa offering spacious, light-filled living areas over 120 m².

Ground floor:

Entrance hall leading to a large open-plan living space with a fully equipped kitchen

Fireplace for cosy winter evenings

One large bedroom and a shower room

Upstairs:

3 further large bedrooms

A second shower room

The property blends modern features with classic charm, offering the best of both worlds.

Bonus space:
An attached 30 m² studio, which could be converted into a T2, offers great flexibility — ideal for hosting guests or generating rental income. It could also be connected to the main house.

Outdoor features:

Landscaped and southwest-facing garden

Small swimming pool

Private parking space

Energy performance:

DPE: E (297 kWh/m²/year)

GHG: E (44 kg CO_2/m²/year)
Estimated annual energy costs: €2,550 – €3,500
(Index based on 2021 energy prices)

Sale price: €877,000 agency fees included, payable by the seller.

For more information, contact Céline HARTENSTEIN
Independent Sales Agent
RSAC No. 987 559 929 – RCP No. 127 100 479

View all our listings on IMMOBA

Check potential property risks at: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	150.0 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): E 297

Greenhouse gas emissions (GHG) index: D 44

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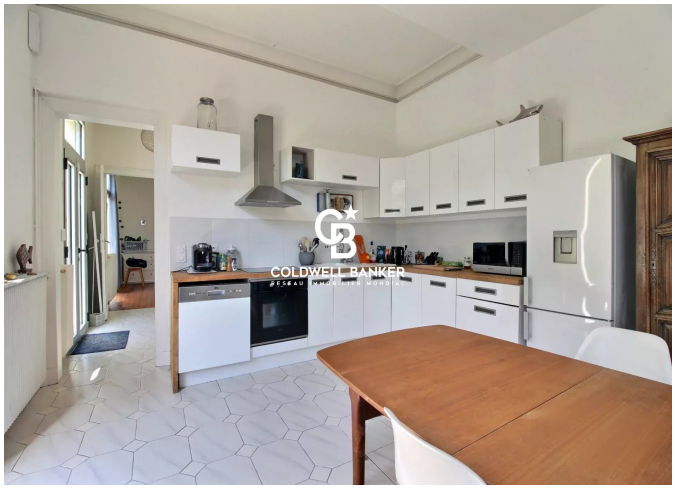
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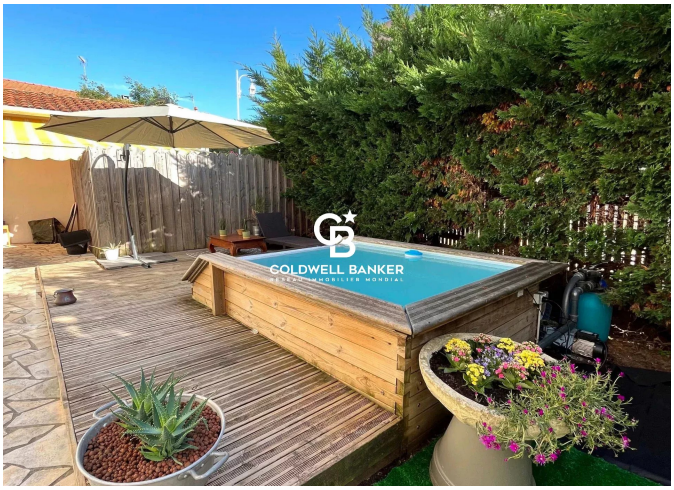
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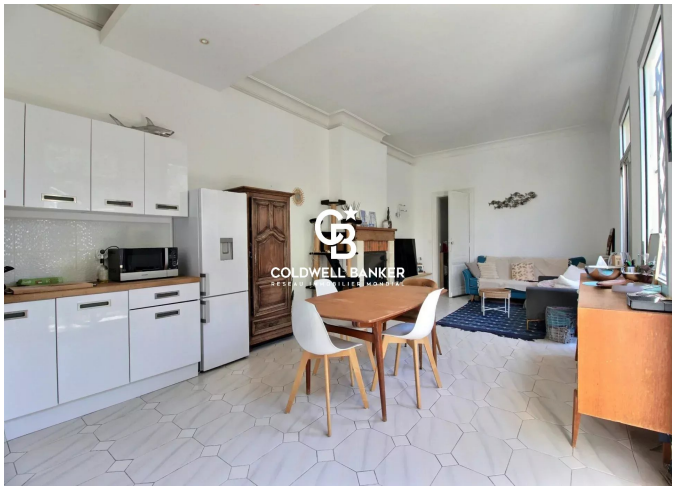












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