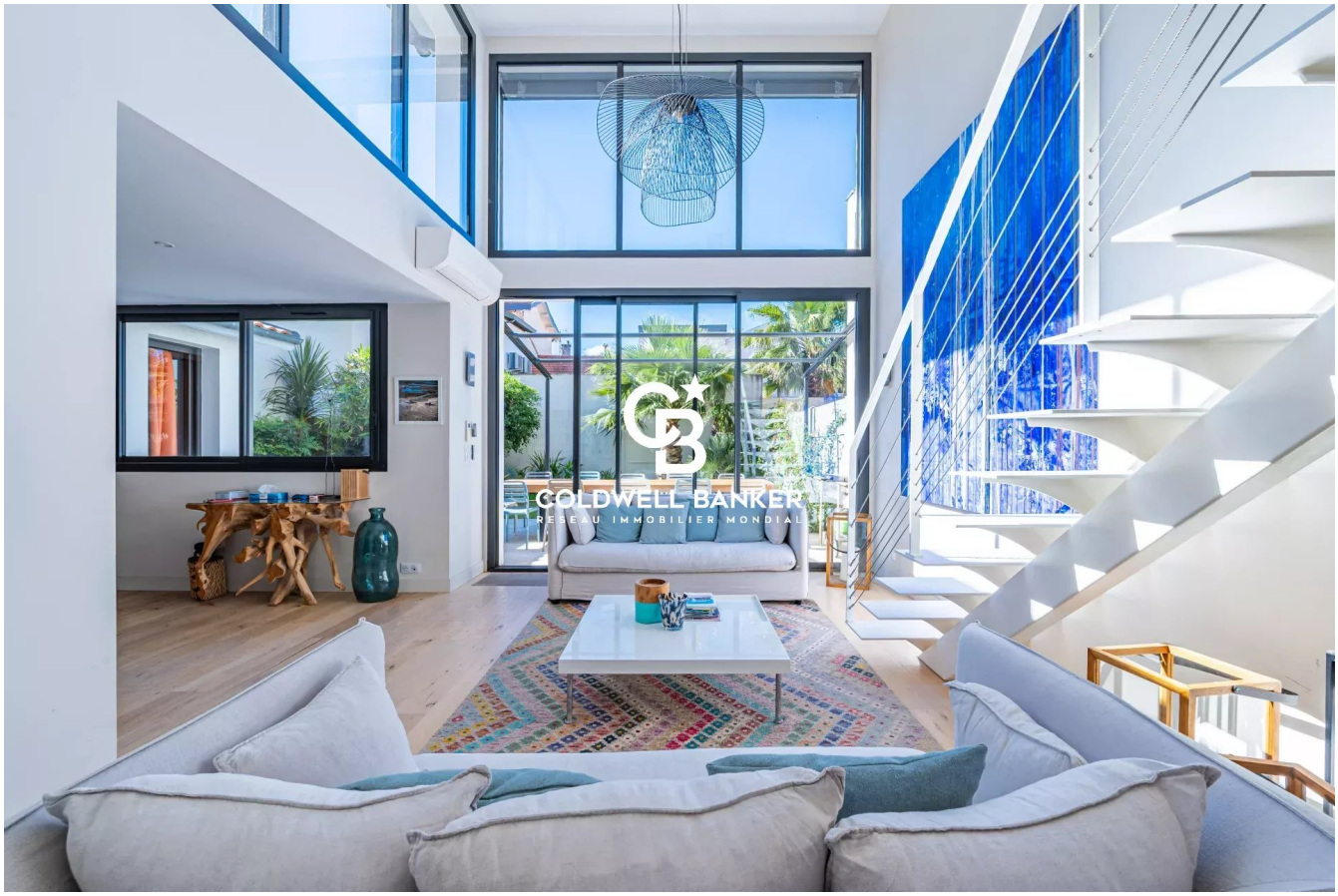
COLDWELL BANKER
EUROPA REALTY

House Arcachon 151 m²



SALE PRICE : 1 500 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

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DESCRIPTION

Situated on a private, discreet address, discover this contemporary and luxurious town house, fully renovated with high-end finishes, quiet and with no overlooking neighbours; it is ideally located just steps from the beach and the shops in the city centre.

Offering 150 m² of living space over two levels, this villa provides spectacular volumes and high-quality fittings ensuring optimal comfort for its occupants.

Accessible via a private patio, on the ground floor you will enjoy a spacious and bright 60 m² living area opening onto a 120 m² south-facing landscaped garden.

A master suite with access to the summer lounge and its attractive shower room, a laundry room as well as a pantry and a separate WC complete this level.

This house also offers three bedrooms upstairs, each with its own shower room.

This is a rare, exceptional property on the market that combines modernity, elegance and convivial living spaces.

Co-ownership of 3 main residential units.
No ongoing legal proceedings.
Estimated annual co-ownership charges: €560/year

Energy Performance Rating (DPE): A (51 kWh/m²/year)
GHG Emissions Rating (GES): A (1 kgCO2/m²/year)
Estimated annual energy costs: €630–€910/year.

Sale price: €1,500,000 including agency fees.
The fees are payable by the seller.

For more information contact Céline HARTENSTEIN
Independent sales agent
RSAC: 987559929 – RCP: 127100479
Find all our properties on IMMOBA

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

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FEATURES

Property type:	House	Area:	151.25 m²	Property tax:	€2.00
Number of rooms:	5 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 51

Greenhouse gas emissions (GHG) index: A 1

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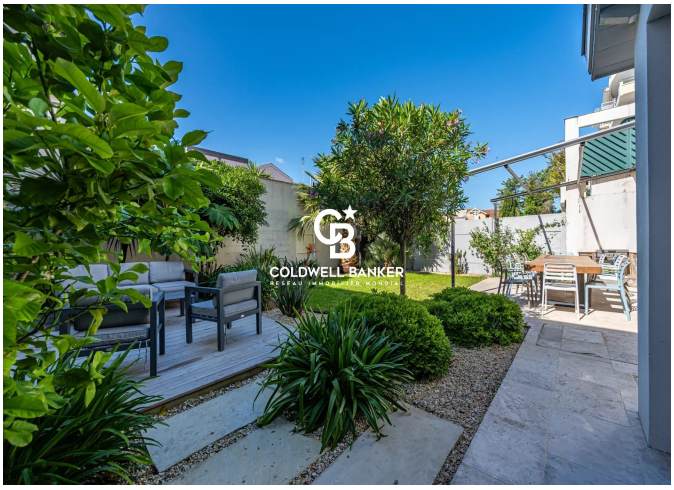



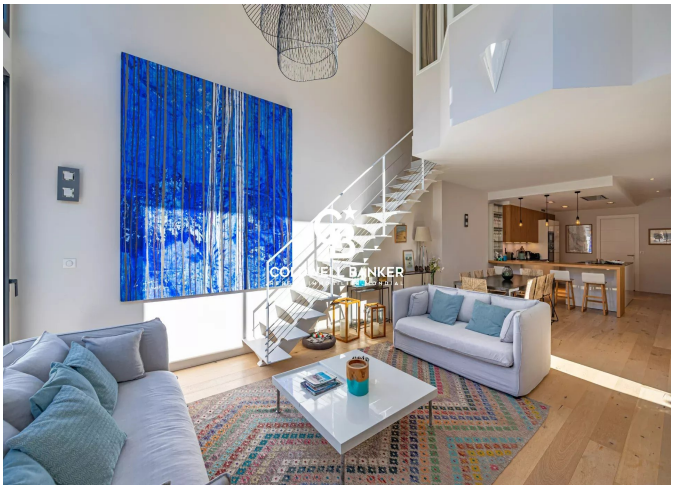

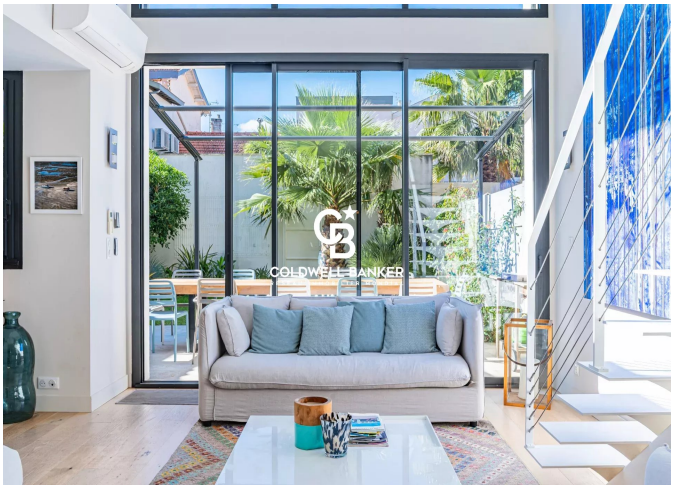

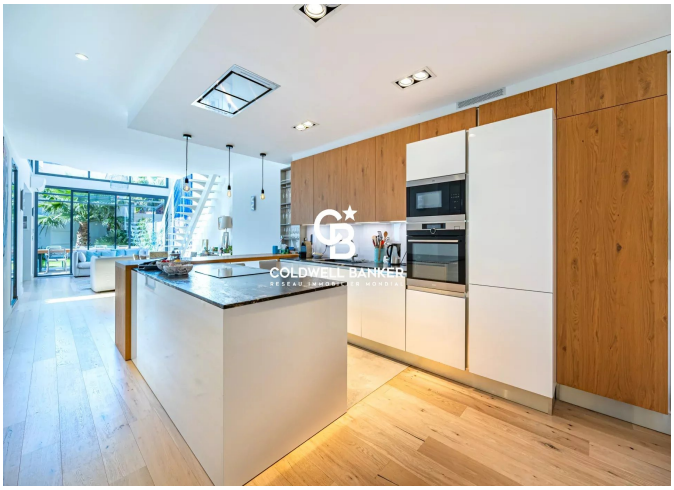

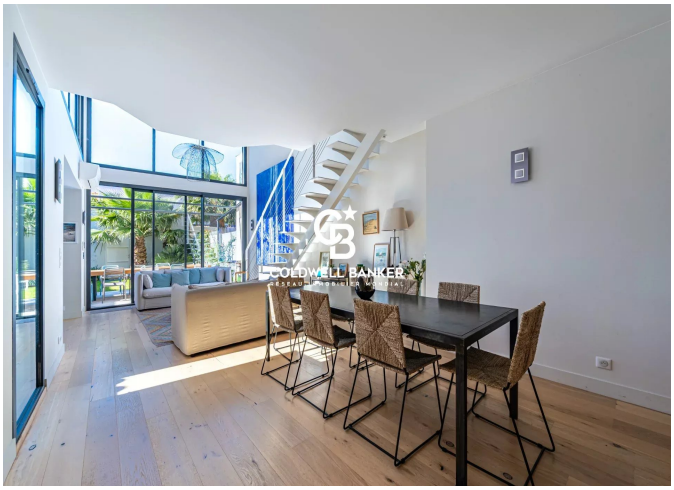

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