COLDWELL BANKER
EUROPA REALTY

House Arcachon 151 m²



SALE PRICE : 1 060 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Ideally located in the heart of Ville d'Automne, within immediate proximity to the Saint-Elme school and shops, this five-room townhouse charms with its generous proportions and abundant natural light.

The living area, enhanced by a cathedral ceiling and nearly 6 metres of ceiling height, opens onto a light-filled patio, a true extension to the outdoors.

The house offers four bedrooms, one on the ground floor and three upstairs, as well as a pleasant terrace on the first level.

Two staircases currently serve the upper floors, with the possibility of installing an elevator in place of one of them if required.

A garage and an additional parking space in front of the house complete this rare property.

Contact Juliette Rivière for more information.

DPE C (167) GES B (6)
Estimated annual costs: between €2,310 and €3,190 per year.

Sale price: €1,165,000
Fees payable by the seller.

For more information, contact Juliette RIVIERE
Independent Sales Agent
RSAC No. 991 931 205 RCACO-25-032993

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Information on the risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	House	Area:	151.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 167

Greenhouse gas emissions (GHG) index: B 6

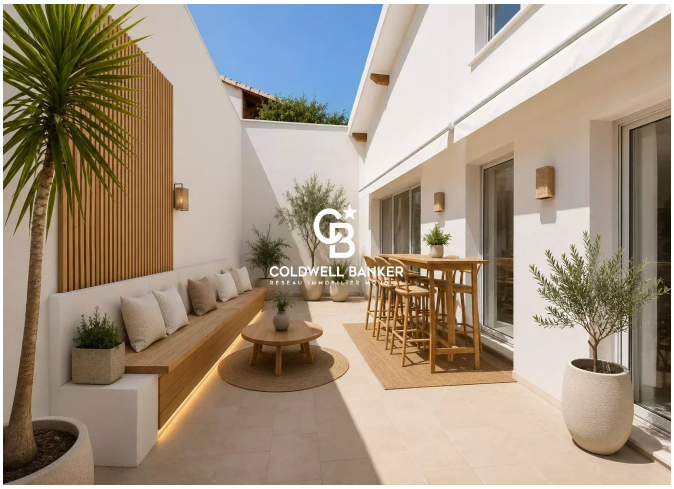
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