COLDWELL BANKER
EUROPA REALTY

House Arcachon 155 m²




SALE PRICE : 1 895 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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## DESCRIPTION

In Arcachon, this contemporary villa of approximately 155 m² of living space extends over a 612 m² plot. In excellent condition, it requires no work and offers quality finishes in an intimate setting.

The ground floor is organized around a bright living room open to the kitchen, enhanced by a generous ceiling height and exposed wooden beams.

Large glass doors extend the living area onto the wooden terrace and the pool.

On the garden level, three well-sized bedrooms, two shower rooms and a laundry room make up a practical and well-thought-out sleeping area for a family.

Outside, the enclosed, tree-filled garden preserves the privacy of the place. The pool, integrated into the terrace, completes the property.

€1,895,000 — Fees payable by the buyer included (4.12%).

Floor plan, full file and viewings by appointment with Arnaud Fourton.

Arnaud Fourton, Independent Sales Agent
RSAC No.: 833 157 878 RCP No.: AACI/8431/13054.
Find all our properties on IMMOBA.
Information on the risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website: georisques.gouv.fr.
DPE A (48) GES A (1)
Estimated annual costs: between €750 and €1,070 per year.

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 155.0 m² | Number of rooms: | 4 rooms |
| Number of bedrooms: | 3 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 48

Greenhouse gas emissions (GHG) index: A 1

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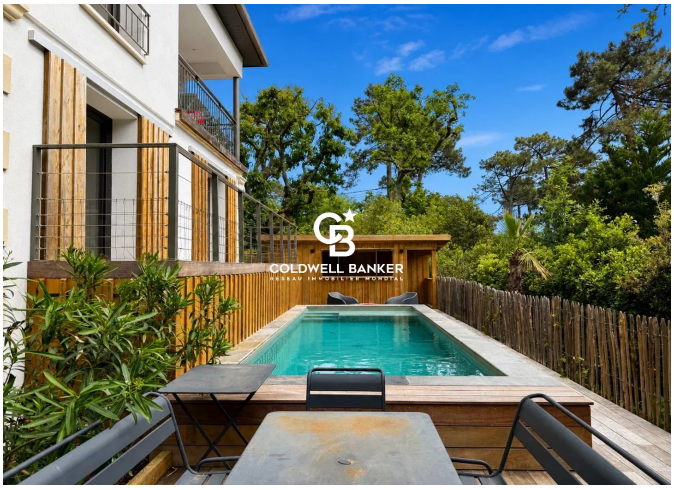









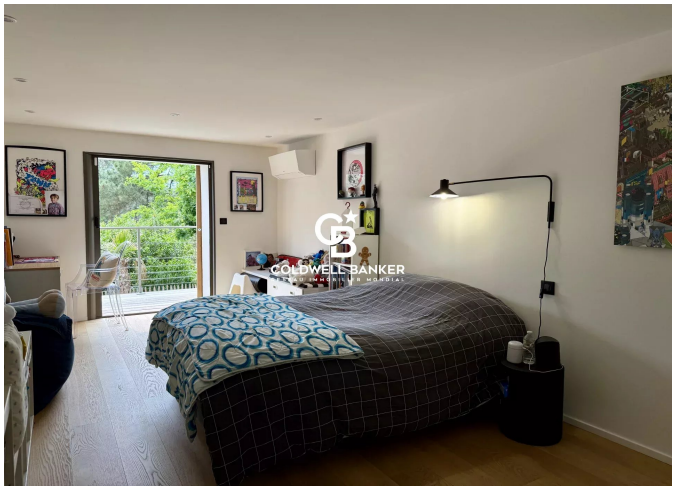

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