COLDWELL BANKER
EUROPA REALTY

House Arcachon 155 m²



SALE PRICE : 1 570 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

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immoba@coldwellbanker.fr

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DESCRIPTION

Exclusively with Coldwell Banker Immoba Realty.
Premium location for this villa built in the 1970s, set in a quiet and privileged environment just a few steps from the beach.

With a surface area of approximately 155 m² and facing south, this family home features on the ground floor a beautiful entrance opening onto a bright living space with a lounge and dining room enhanced by a fireplace, an independent kitchen, a utility room, three bedrooms, and a bathroom.

The garden level offers a landing leading to a bedroom with a washbasin as well as an office.

Outside, a lovely wooded garden of approximately 910 m² surrounds the house, providing a peaceful and sunny living environment.

A large 33 m² garage completes the property.

The house requires updating and offers great potential, with the possibility of rethinking the layout and volumes (extension and elevation possible).

Price: €1,570,000 (agency fees included)
Agency fees of €70,000 (4.66%) are payable by the buyer.

Energy rating: DPE C (166) – GES B (5)
Estimated annual energy costs: between €1,820 and €2,490 per year.

For more information about this exceptional property, please contact Marina Tonneau.

Discover all our properties on IMMOBA.

Information regarding 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:	155.0 m²	Number of rooms:	6 rooms
Number of bedrooms:	5 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 166

Greenhouse gas emissions (GHG) index: A 5

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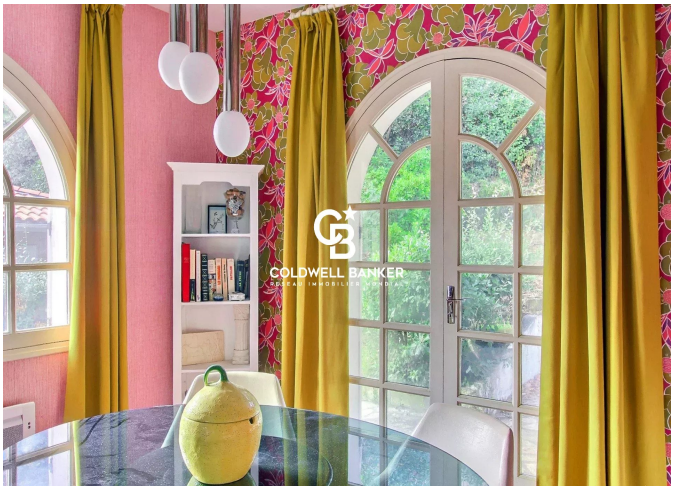

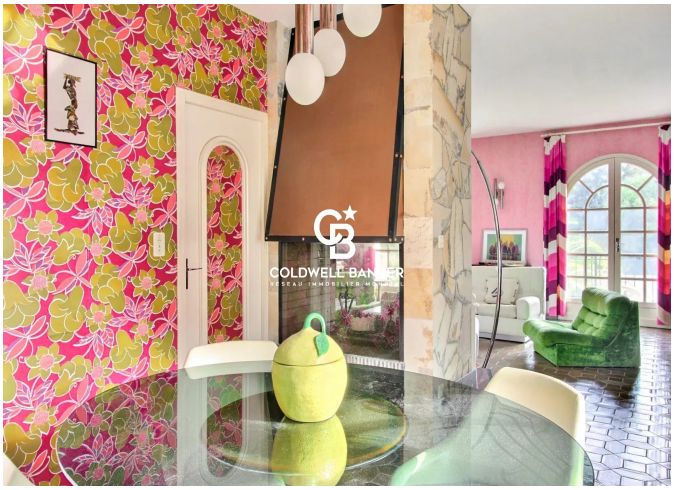

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