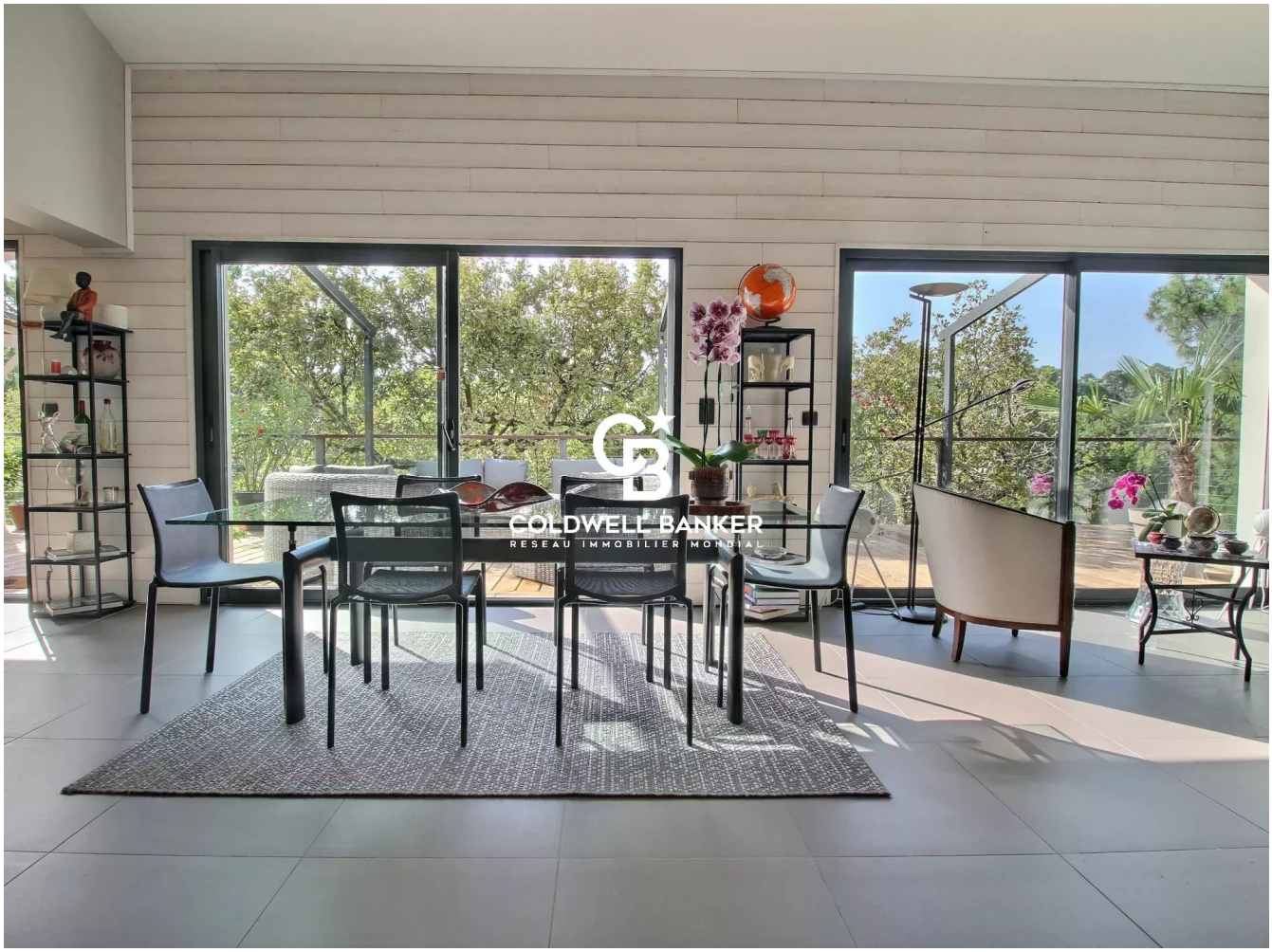
COLDWELL BANKER
EUROPA REALTY

House Arcachon 170 m²



SALE PRICE : 1 495 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

ABATILLES district, on the edge of Domaine de la Forêt – Set in a privileged location and an elevated position, this stunning contemporary house with high-end finishes will captivate you with its comfort and brightness, just 1.5 km from Pereire Beach and 500 m from local shops.

Bathed in natural light, it offers a spacious 60 m² living area comprising a living room, dining area, and open-plan kitchen, plus a utility room, opening onto a splendid 100 m² sun-drenched terrace with unobstructed views over the pine forest, equipped with a bioclimatic pergola. There is also the possibility of installing a large jacuzzi.

The sleeping area, located on the lower floor, includes 4 bedrooms, including a beautiful master suite of approximately 25 m², all opening onto a pleasant 50 m² terrace.

A garage and laundry room complete this rare property, where comfort, modernity, and elegance come together perfectly.

Energy rating: C (175)
GHG rating: B (7)
Estimated annual energy costs for standard use: €2,410 – €3,320

Agency fees payable by the seller.

For more information about this property, please contact Marina Tonneau.
Discover all our listings on IMMOBA.

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

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FEATURES

Property type:	House	Area:	170.0 m²	Property tax:	€2.00
Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 175

Greenhouse gas emissions (GHG) index: B 7

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