COLDWELL BANKER
EUROPA REALTY

House Arcachon 202 m²



SALE PRICE : 1 075 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Exclusive listing with Coldwell Banker Immoba Realty,

Imagine waking up every morning in the heart of a lush green setting, surrounded by tall trees, in a peaceful atmosphere just minutes from the Bay and the beaches... This family home offers a rare lifestyle combining nature, generous volumes, and exceptional potential.

Located in the sought-after Abatilles district of Arcachon, within a residential environment, this traditional 1970s house, lived in year-round and consistently well maintained, offers approximately 200 sqm of living space (240 sqm in total).

It features 6 bedrooms, ideal for hosting family and friends, along with spacious living areas including a lounge with a fireplace and a bright dining room. The kitchen is separate. The property also includes two bathrooms, a laundry room, a cellar, and a garage of approximately 30 sqm.

Set on a magnificent landscaped plot of over 1,360 sqm (suitable for a swimming pool), the property also benefits from a covered terrace.

In good overall condition, the house would benefit from updating and offers strong potential for value enhancement, notably thanks to its traditional roof structure, which could be opened up to create a stunning cathedral ceiling.

Its location is a real asset: just 600 meters from the shops at Place Meydieu, 15 minutes by bike to the beaches, close to the golf course, 5 minutes by car from the La Teste market, with quick access to the main road and the Bordeaux route.

A beautiful traditional construction offering the perfect renovation project to create a primary or secondary family residence in a preserved natural setting.

Price: €1,075,000 (agency fees included)
Agency fees of €42,000 (i.e. 4%) are payable by the buyer.

Energy rating: D (152) – GHG emissions: D (31)
Estimated annual energy costs: between €2,760 and €3,780 per year.

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

Discover all our listings on IMMOBA.

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

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FEATURES

Property type:	House	Area:	202.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	6 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 152

Greenhouse gas emissions (GHG) index: D 31

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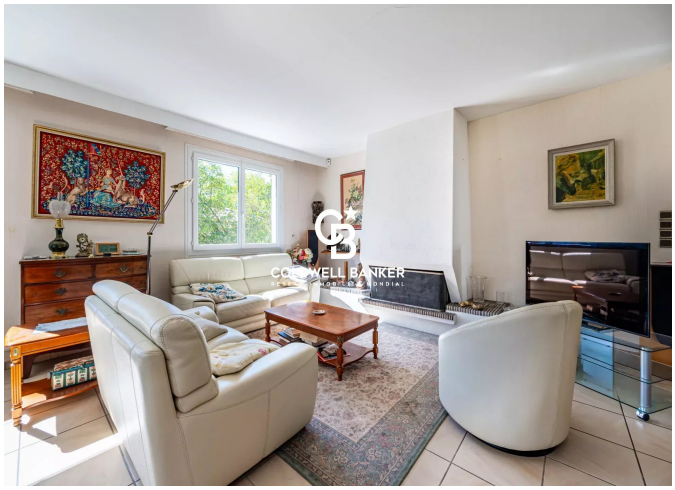

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