COLDWELL BANKER
EUROPA REALTY

House Arcachon 193 m²



SALE PRICE : 1 775 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Located in Arcachon, this beautiful family villa of approximately 200 m² enjoys a privileged location just a few steps from the beach.
Set on a 650 m² plot, it offers a peaceful and green environment.
Spread over three levels, the villa provides an ideal layout for comfortable family living. The bright living area opens onto a south-facing landscaped garden, perfect for enjoying sunny days.
A double garage and a 70 m² workshop/laundry room complete the property, offering the potential to create an additional bedroom or a family room.
Rare on the market, this property is a unique opportunity.
Energy rating: C (120 kWh/m²/year) – GHG: A (4 kg CO_2/m²/year)
Agency fees borne by the seller.
For more information, contact Arnaud Fourton, Independent Real Estate Agent.
RSAC: 833 157 878 / RCP: AACI/8431/13054
All our listings are available on IMMOBA.
Risk information for this property is available at: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	193.0 m²	Property tax:	€3.00
Number of rooms:	8 rooms	Number of bedrooms:	4 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): C 120

Greenhouse gas emissions (GHG) index: A 4

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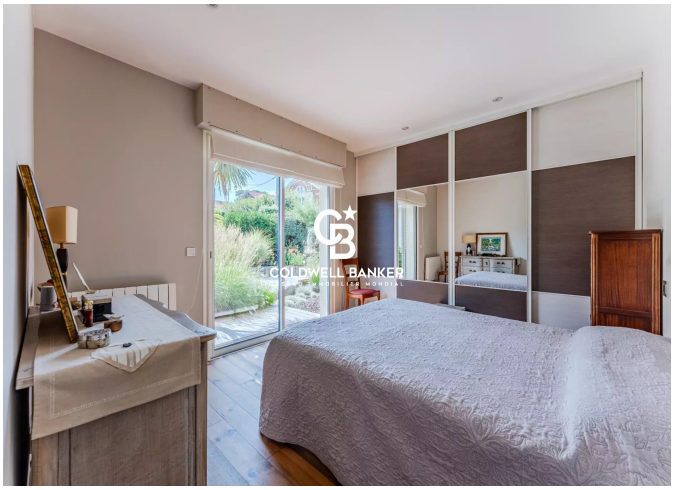
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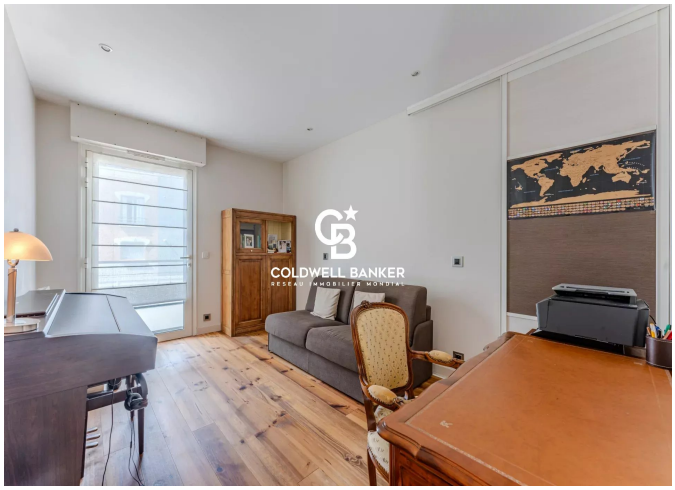












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