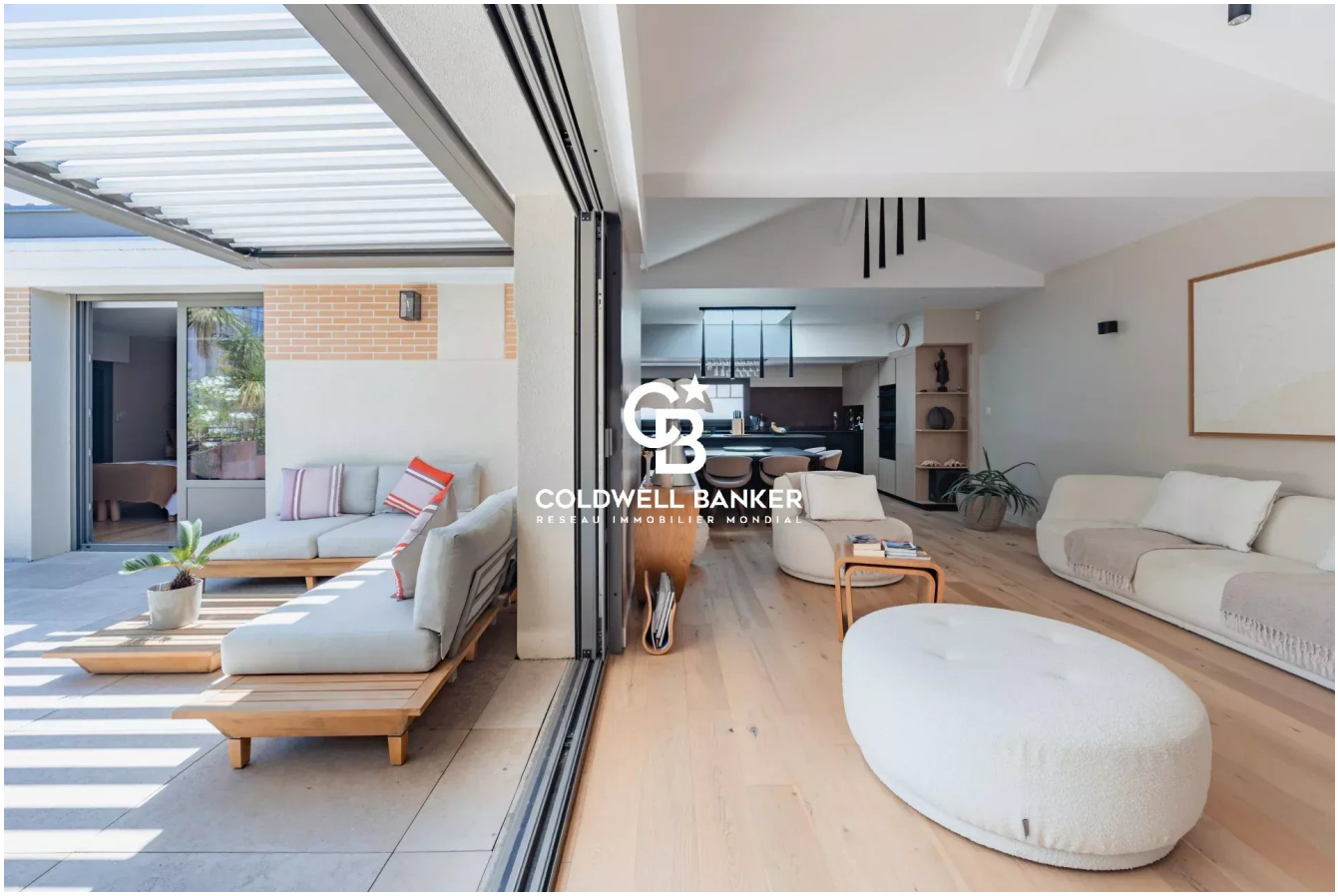
COLDWELL BANKER
EUROPA REALTY

House Arcachon 197 m²



SALE PRICE : 1 895 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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DESCRIPTION

If you dream of enjoying the convenience of town-centre living, with every amenity within walking distance, while benefiting from a peaceful setting just moments from the beach, this exceptional property is for you.

Completely renovated using premium-quality materials, the home perfectly combines elegance, comfort and lasting quality. Carefully selected finishes—including noble wood flooring, high-end fittings and refined features—create an exceptional living environment.

Filled with natural light, the property offers generous open-plan living spaces designed for both relaxation and entertaining. Created with everyday comfort in mind, it features a private lift serving each level, reversible air conditioning, a wellness area with a sauna and fitness room, as well as a garage equipped with an electric vehicle charging station.

The current layout also offers excellent flexibility, with the possibility of creating a fourth bedroom to suit your needs.

Outside, an elegant bioclimatic pergola extends the living areas, allowing you to enjoy the outdoor space throughout the seasons in a peaceful setting.

Ideally located just a short stroll from the beach, this property is a true haven where everything is within walking distance. Discreet from the street, the home gradually reveals its unique character and exceptional amenities, sure to appeal to the most discerning buyers.

Energy Performance Rating (DPE): A (64 kWh/sq m/year)
Greenhouse Gas Emissions (GHG): A (2 kg CO_2/sq m/year)

Sale price: €1,895,000 (agency fees included), including a 3.5% agency fee payable by the buyer, amounting to €65,000.

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

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Information regarding natural, mining and technological risks affecting this property is available on the official Géorisques website: georisques.gouv.fr. This property is exposed to the following risks: ground movement and forest fire.

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FEATURES

Property type:	House	Area:	197.0 m²	Elevator:	Oui
Number of rooms:	6 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): A 64

Greenhouse gas emissions (GHG) index: A 2

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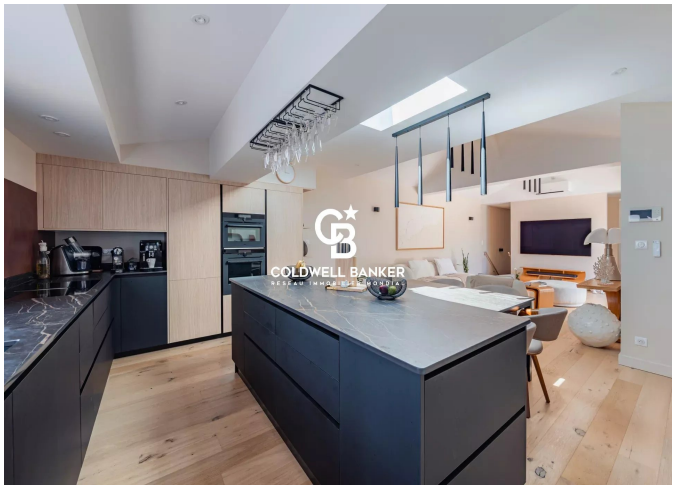

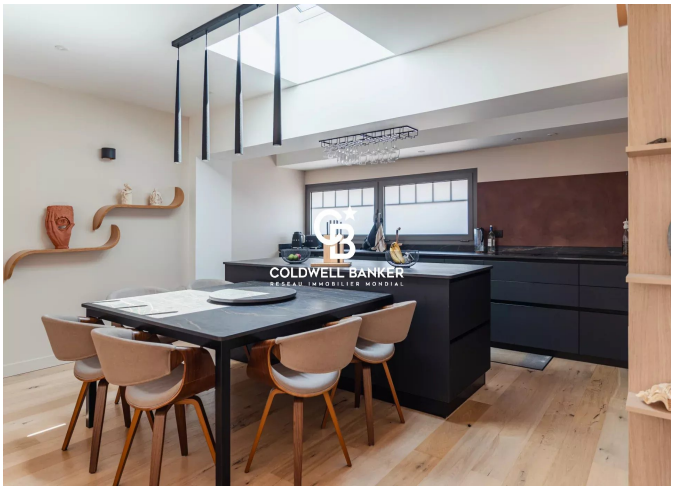

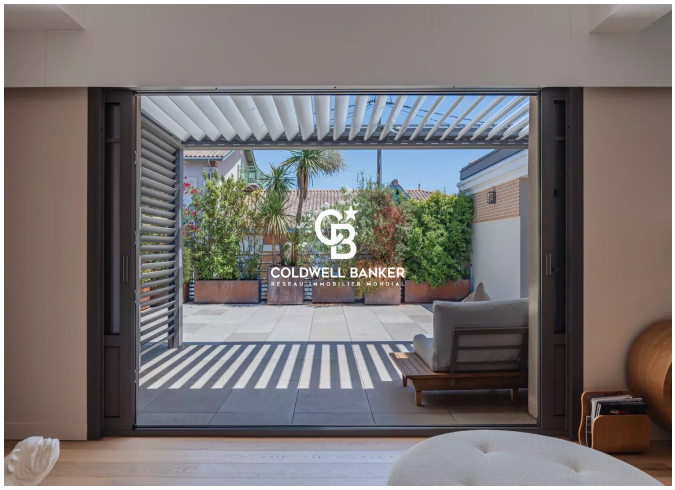

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