COLDWELL BANKER
EUROPA REALTY

House Arcachon 209 m²



SALE PRICE : 2 000 000 €

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

Coldwell Banker Immoba Realty, in Arcachon and Pyla-sur-Mer, presents this fully renovated architect-designed villa, blending high-quality materials with impeccable taste. Perched in a dominant position in the highly sought-after Abatilles neighborhood, it offers complete privacy with no overlooking neighbors.
Just a 10-15 minute walk from the Arbousiers Beach and Moulleau center, close to shops and cycle paths, the 209 sqm villa boasts a spacious cathedral living room with triple exposure, a Corian open-plan kitchen with Gaggenau appliances, a master suite, and on the first floor, three additional bedrooms and a bright open office.
The basement includes two wine cellars, laundry, storage, workshop, plus two large multifunctional rooms suitable for a home cinema or gym, and a double garage.
Outside, the villa sits on a landscaped, tree-filled plot with a heated saltwater pool surrounded by a gres terrace, and a teak terrace at the rear, perfect for entertaining or relaxation.
Energy Performance: DPE B (87) – GES B (10)
Estimated annual energy costs: €1,250 – €1,740
Price: €2,000,000 HAI – agency fees paid by the seller
Contact: Marina Tonneau
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FEATURES

Property type:	House	Area:	209.0 m²	Property tax:	€3.00
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): B 87

Greenhouse gas emissions (GHG) index: B 10

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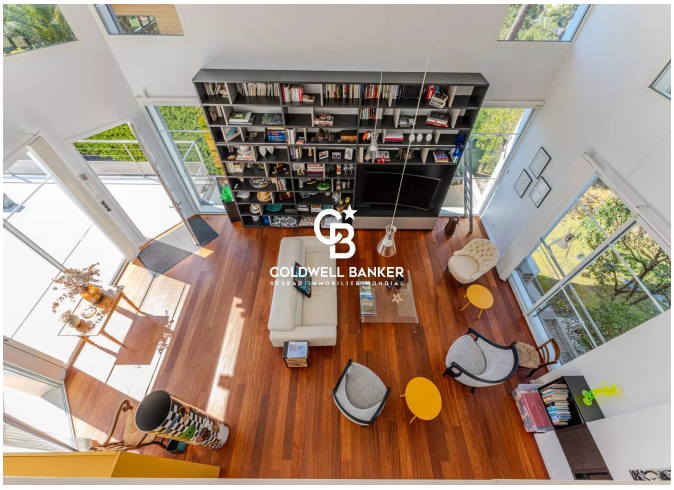

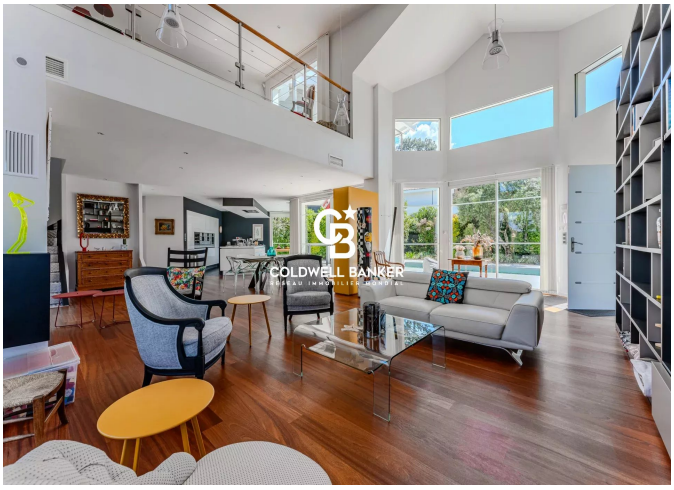

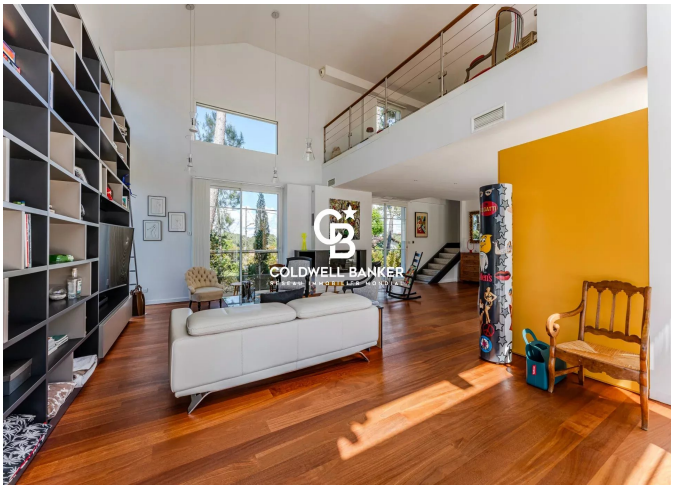





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