COLDWELL BANKER
EUROPA REALTY

House Arcachon 208 m²



SALE PRICE : 2 500 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Nestled in the prestigious Ville d'Hiver district, just steps from the beautiful Parc Pereire, this brand-new 2023 villa offers a rare living experience in the heart of Arcachon. Combining traditional Arcachon architectural charm with contemporary design, it provides comfort, space, and elegance.
Set on a generous plot of over 1,000 m², the villa offers 207 m² of living space with four master suites, each designed for privacy and refinement. A 30 m² games room adds a playful and convivial touch for family or friends.
Outside, the fully private garden features a heated saltwater pool (8 x 4 m) facing south, and the property includes a secured double garage.
Energy Performance: DPE A (27) – GES A (0)
Estimated annual energy costs: €450 – €660
Price: €2,500,000 HAI
Agency fees of €100,000 (4.1%) are payable by the buyer.
For more information, contact Marina Tonneau or visit immoba.fr.
Property risk information available at: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	208.0 m²	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 27

Greenhouse gas emissions (GHG) index: A 0

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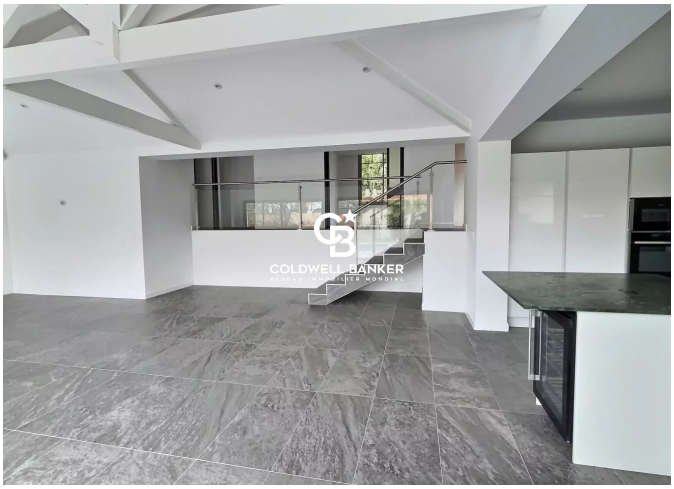

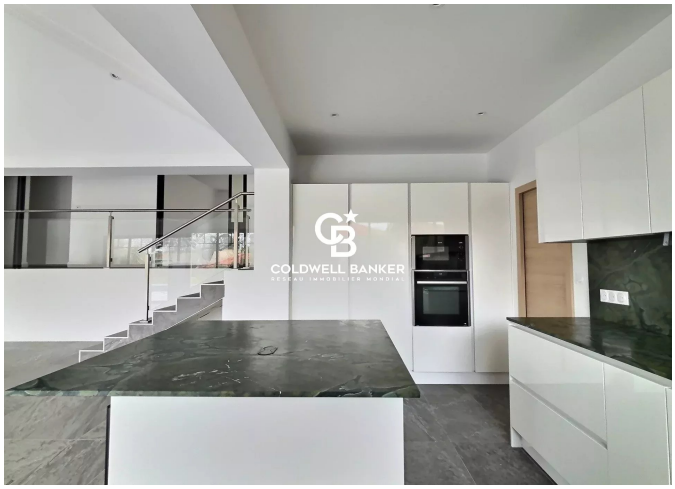

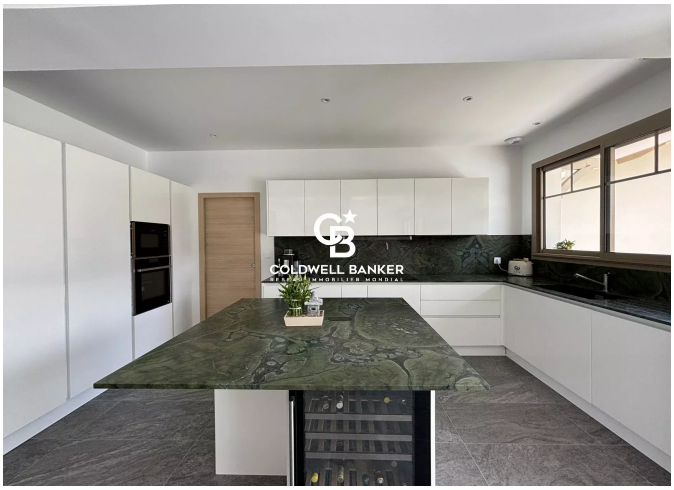



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