COLDWELL BANKER
EUROPA REALTY

House Arcachon 220 m²



SALE PRICE : 3 000 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Located in the heart of an exceptional private estate in the Abatilles area, this stunning recent villa of approximately 230 m² will captivate you with its Art Deco elegance and peaceful, verdant surroundings. A true oasis of serenity for lovers of rare properties.

Upon entering, you are welcomed into a spacious, light-filled living area, enhanced by a refined fireplace, perfect for warm moments with family or friends. The large kitchen, equipped with high-end appliances, will delight the most discerning.

The villa offers four expansive full suites, including two on the ground floor, each featuring beautiful walk-in closets for absolute comfort.

An elevator serves all three levels, from the double garage to the first floor, passing through the elegant entrance of the house.

A heated swimming pool, south- and east-facing terraces with unobstructed views of the forest, landscaped gardens, and a plot of approximately 1,045 m² complete this exceptional property.

A rare opportunity not to be missed! Peace, greenery, and absolute prestige.

Energy rating: A (66)
GHG rating: A (4)
Estimated annual energy costs for standard use: €920 – €1,310

Agency fees are payable by the seller.

For more information about this exceptional property, please contact Marina Tonneau.
Discover all our listings on IMMOBA.

Information on natural, mining, and technological risks related to this property is available on the Géorisques website: georisques.gouv.fr

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

PHONE : +33557158881
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	220.0 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 66

Greenhouse gas emissions (GHG) index: A 4

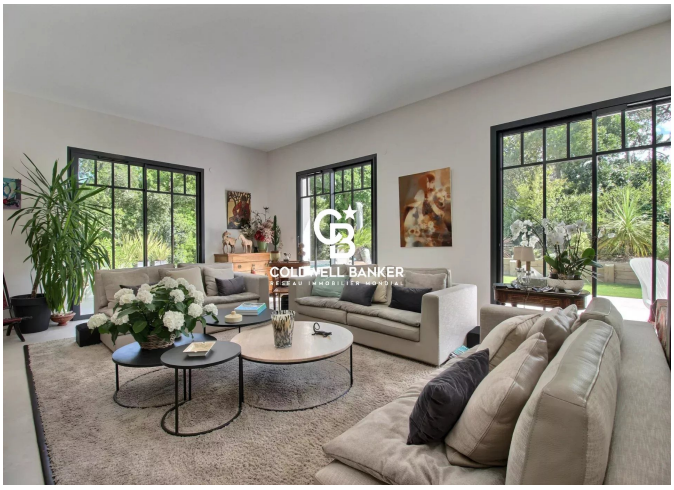
281, Boulevard de la Côte d'Argent
France, 33120, Arcachon

PHONE : +33557158881
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













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

PHONE : +33557158881
immoba@coldwellbanker.fr