COLDWELL BANKER
EUROPA REALTY

House Arcachon 250 m²



SALE PRICE : 1 895 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

New to the market – Built at the end of the 19th century, this elegant villa is located in the highly sought-after Ville d'Hiver area, just steps from the Parc Mauresque and the town centre.

The ground floor offers beautiful reception rooms: a vestibule, a living room, a dining room, an independent kitchen and a study.
The first and second floors host six bedrooms, each equipped with a washbasin, including two suites with bathrooms and two suites with shower rooms.
The basement consists of three storage areas, a cellar, a dressing room and a workshop.

Full of character, with original period features preserved.
A garage completes the property.
Possibility to build a swimming pool.

Energy rating: D (201)
GHG emissions: D (43)
Estimated annual energy costs: €4,150 – €5,650

For the full file and further information, please contact Arnaud Fourton
Independent Sales Agent
RSAC: 833157878 / RCP: AACI/8431/13054

Price: €2,200,000, buyer's fees of 4% included (i.e. €90,000).

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Information regarding the risks to which this property is exposed is available upon request or on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	250.0 m²	Number of rooms:	10 rooms
Number of bedrooms:	6 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 201

Greenhouse gas emissions (GHG) index: D 43

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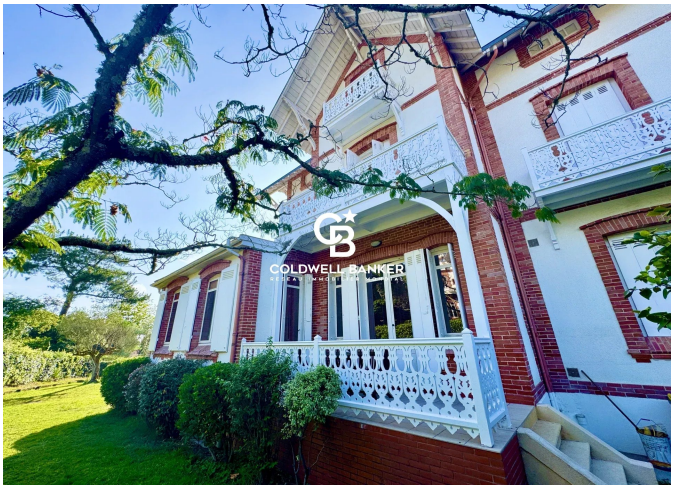



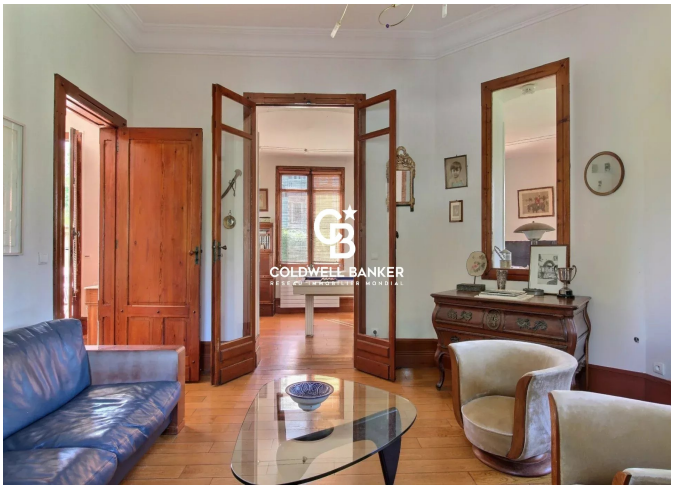

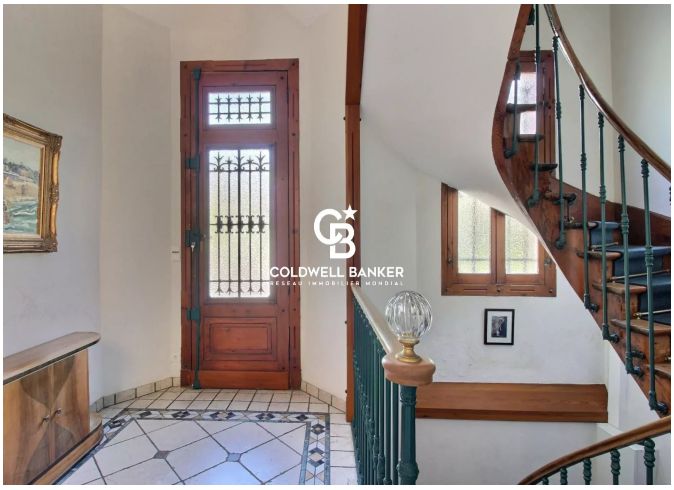





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