COLDWELL BANKER
EUROPA REALTY

House Arcachon 250 m²



SALE PRICE : 1 785 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Ideally located in the heart of the highly sought-after Pereire district, in an elevated position, this elegant character villa benefits from a rare location just 300 metres from the beach and an unobstructed view over a calm, desirable setting.

Built on a tree-lined plot of approximately 1,000 m², the property offers about 250 m² of living space and presents significant renovation potential.

The villa extends over two levels connected by a central staircase and can be used either as a single family home or as two separate, independent apartments of approximately 125 m² each. Each level has its own external access, allowing true autonomy if desired, while retaining the possibility of unified use of the house depending on the intended use.

A garage completes this rare property in the area. Access to the house is facilitated by a platform lift, allowing the transport of people, luggage or personal effects.

This villa combines a premium location, generous proportions, unobstructed views and strong potential for transformation, in one of the most sought-after areas of the Arcachon Basin.

Contact Juliette Rivière for more information.
DPE D (222) GES B (7)
Estimated annual costs: between €4,170 and €5,690 per year.

Sale price: €1,785,000
Fees of €85,000, i.e. 5% payable by the buyer.

For further information, contact Juliette RIVIERE
Independent Sales Agent
RSAC No. 991 931 205 - RCACO-25-032993
Find all our properties on IMMOBA

Information on the risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	House	Area:	250.0 m²	Number of rooms:	8 rooms
Number of bedrooms:	6 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 222

Greenhouse gas emissions (GHG) index: B 7

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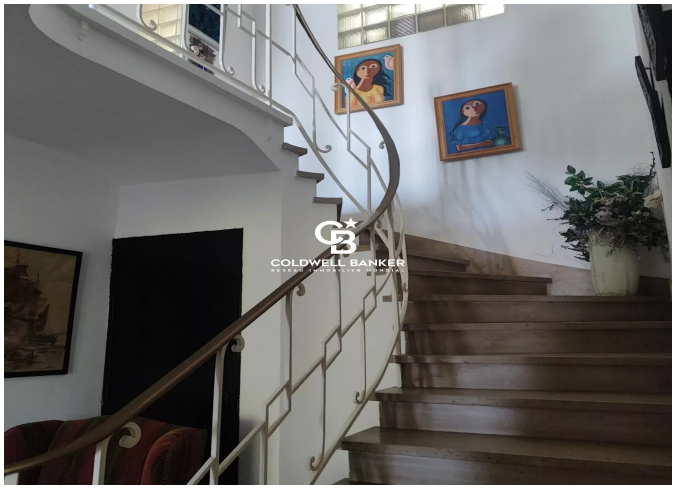









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