COLDWELL BANKER
EUROPA REALTY

House Arcachon 252 m²



SALE PRICE : 2 270 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Located close to Pereire Beach and the Winter Town (Ville d'Hiver), this villa enjoys a peaceful, leafy setting, at the heart of a beautiful 1,340 sqm plot.

Built in 2005, this family home of approximately 251 sqm benefits from triple exposure, providing excellent natural light throughout the day. The volumes are generous, with high ceilings and quality finishes.

It comprises an entrance hall, a spacious cathedral-style living room of around 90 sqm with a gas fireplace, a separate fitted kitchen, as well as a utility room and a boiler room.

The sleeping area includes, on the ground floor, two bedrooms, a dressing room, a bathroom, and a guest toilet.
Upstairs, a landing leads to two bedrooms, including a large master suite of over 42 sqm with a bathroom, a dressing room, and a private balcony with no overlooking neighbours.

A garage of approximately 22 sqm, along with two garden sheds, completes the property.

Outside, the landscaped garden features a covered terrace with a barbecue area, opening onto a heated swimming pool facing South/West — ideal for enjoying wonderful moments with family and friends.

Price: €2,270,000 (agency fees included). The fees are payable by the seller.

Energy performance rating: C (66)
Greenhouse gas emissions: C (14)
Estimated annual energy costs: €1,230 – €1,690

For further information on this exceptional property, please contact Marina Tonneau.

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This property is exposed to the following MTN risks: ground movement and forest fire.
Information regarding natural, mining and technological risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	House	Area:	252.0 m²	Property tax:	€4.00
Number of rooms:	5 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: C 14

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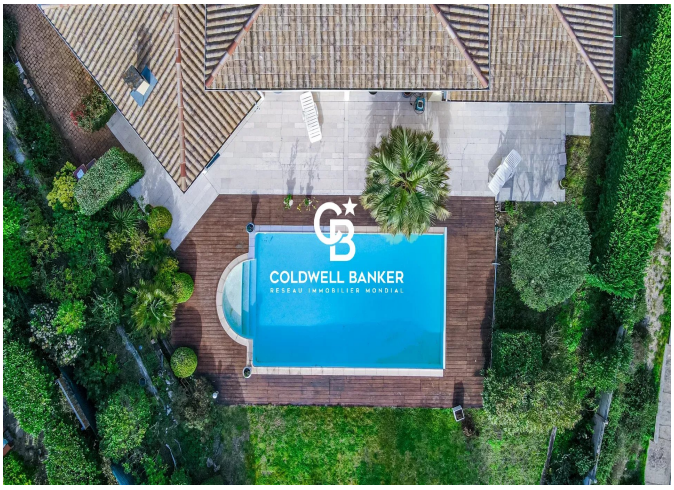











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