COLDWELL BANKER
EUROPA REALTY

House Arcachon 269 m²



SALE PRICE : 1 720 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

In the heart of Arcachon and a two-minute walk from Parc Mauresque, a sublime Arcachon-style villa in a peaceful setting with complete privacy and no direct overlooking.

Dating from 1865, the villa combines architectural character and functional versatility and is set on a wooded 1,130 m² plot. A prized address where the history and charm of the Arcachon Basin are experienced daily.

Spread over three levels, the 269 m² villa offers a living/dining room, a kitchen, a veranda, a study, four bedrooms, 2 shower rooms and two WCs. On the garden level, an independent 45 m² apartment — living room/kitchen, bedroom and shower room — provides complete autonomy, ideal for hosting or generating rental income. Laundry room, storage room, workshop, garage and wine cellar complete the property.

Sale price: €1,795,000 including agency fees — of which €68,000 in fees (4%) payable by the buyer.

Floor plan, full file and viewings by appointment with Arnaud Fourton.

Arnaud Fourton, Independent Sales Agent
RSAC no.: 833 157 878 — RCP no.: AACI/8431/13054
DPE: E (284 kWh/m² per year) — GES: E (63 kg CO_2/m² per year)
Estimated annual energy costs: between €5,230 and €7,130
Find all our properties on IMMOBA.
Information on the 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:	269.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	5 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 284

Greenhouse gas emissions (GHG) index: E 63

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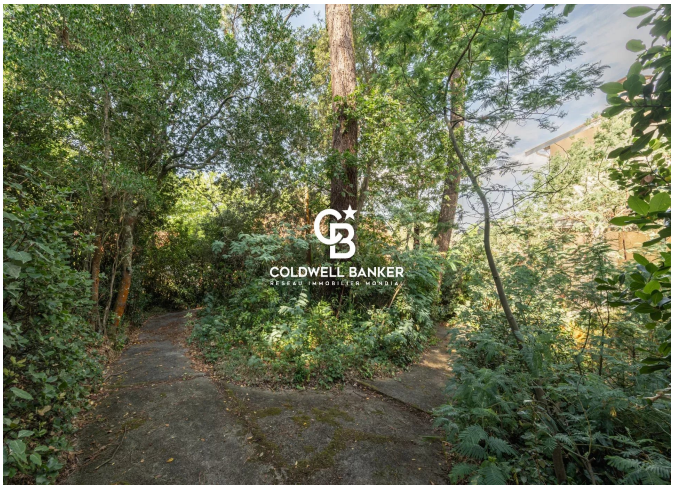









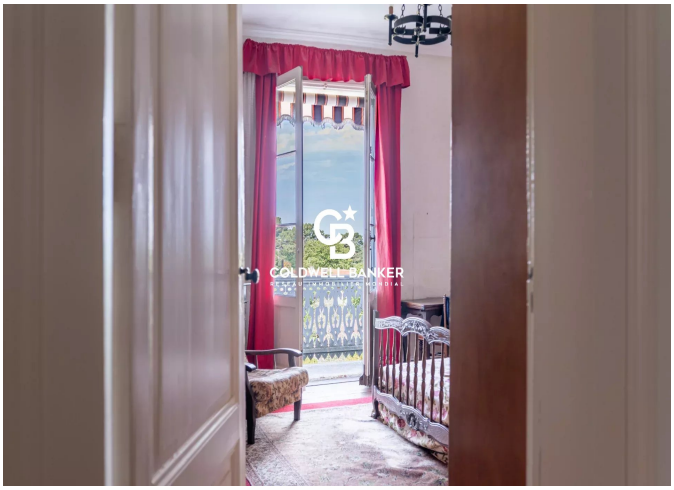

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