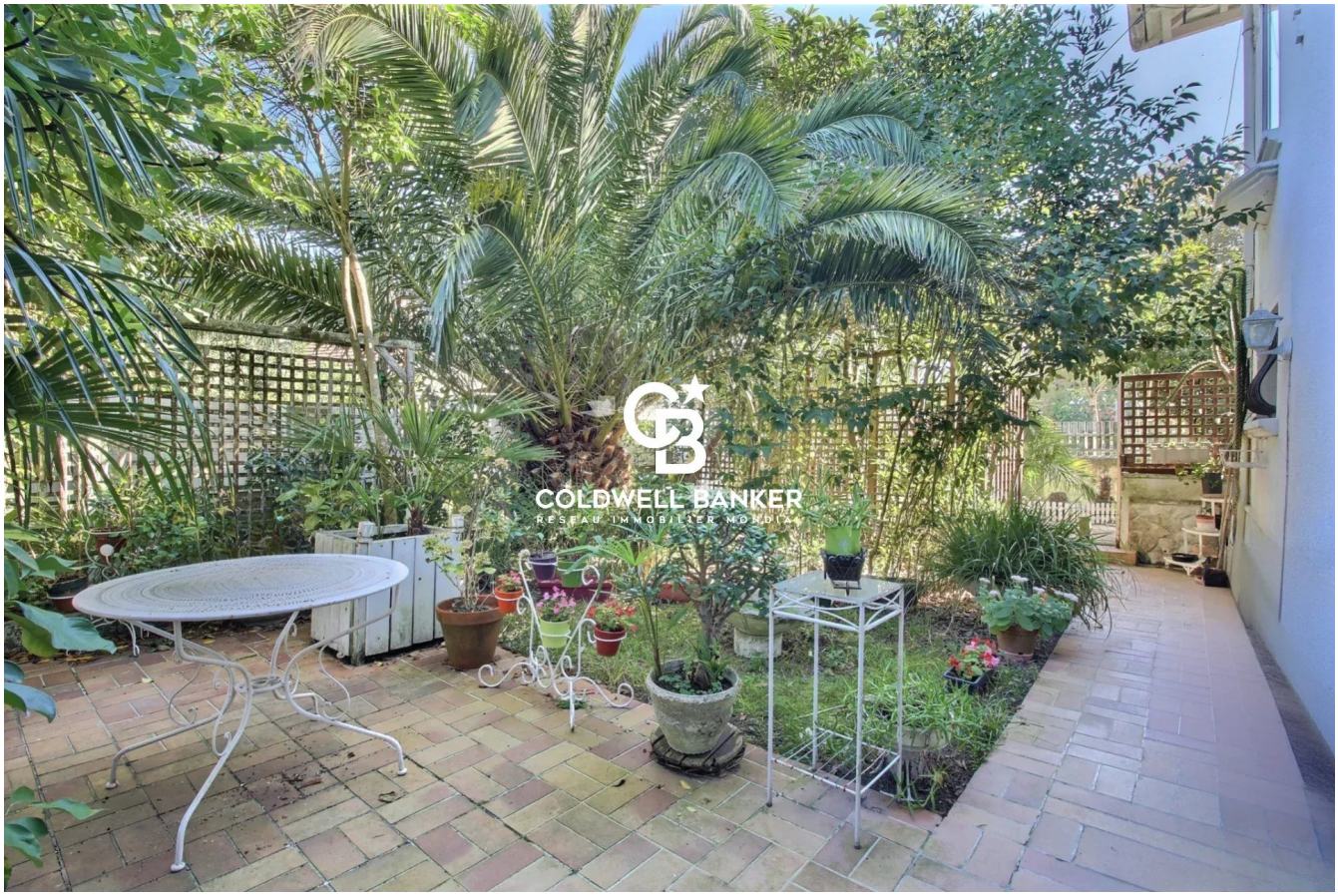
COLDWELL BANKER
EUROPA REALTY

House Arcachon 296 m²



SALE PRICE : 1 239 900 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Discover the full potential of this generously sized home located in the authentic Aiguillon district, just 200 metres from shops and amenities.

With its original charm and flexible layout, this property offers a fantastic foundation to bring your project to life—whether you're seeking a primary residence, rental investment (with potential for subdivision), or a space to practice a liberal profession.

The home is spread over two levels:

On the ground floor: a living room, separate kitchen, two bedrooms, laundry room, and utility room

Upstairs: a spacious hallway leads to a large lounge, three bedrooms, and two shower rooms

Outdoors, enjoy a private, leafy terrace—a peaceful extension of the living spaces, ideal for relaxing or entertaining.

A rare find thanks to its prime location, volumes, and many development possibilities.

Book your visit today!

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FEATURES

Property type:	House	Area:	296.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	5 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): D 220

Greenhouse gas emissions (GHG) index: D 47

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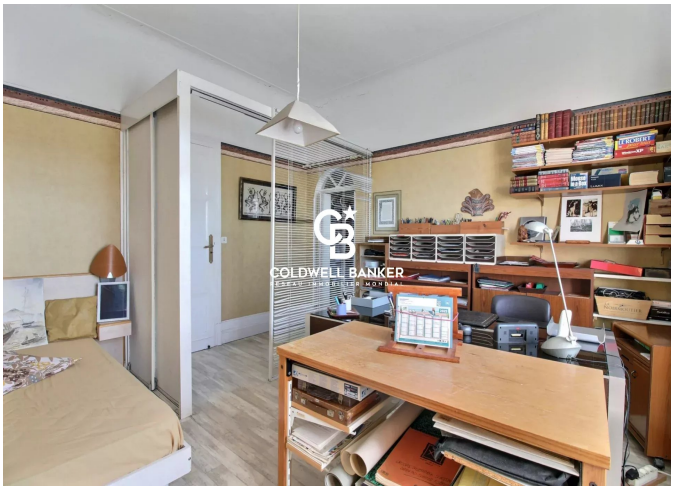












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