COLDWELL BANKER
EUROPA REALTY

House Arcachon 356 m²



SALE PRICE : 2 885 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

This magnificent family home, fully renovated in 2022, is ideally located just a few steps from Pereire Beach.

The property features a vast 97 m² dual-aspect living and dining room, filled with natural light and offering unobstructed views, with access to two terraces.

It offers five spacious bedrooms, including a superb primary suite, as well as a TV room and a games room that can easily be converted into additional bedrooms.

The landscaped garden includes a heated Bali stone pool.

A carport equipped with an electric vehicle charging station, along with several parking spaces, completes this exceptional property.

Energy performance:
DPE: 84.2 kWhEP/m²/year (B) / GES: 2 kg CO_2/m²/year (A)
Estimated annual energy costs: between €1,800 and €2,520

Price: €3,245,000 (agency fees included), including €145,000 in agency fees (4.6%) payable by the buyer.

For further information, please contact Daria VLASOVA, Independent Sales Agent
RSAC No. 883 973 448 – RCP No. MMA127100479.

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.

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

PHONE : +33557158881
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	356.0 m²	Number of rooms:	12 rooms
Number of bedrooms:	6 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): B 84

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

PHONE : +33557158881
immoba@coldwellbanker.fr

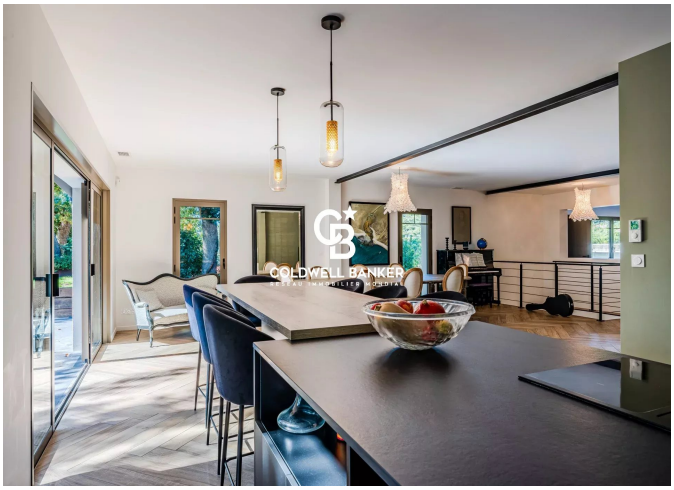
COLDWELL BANKER
EUROPA REALTY

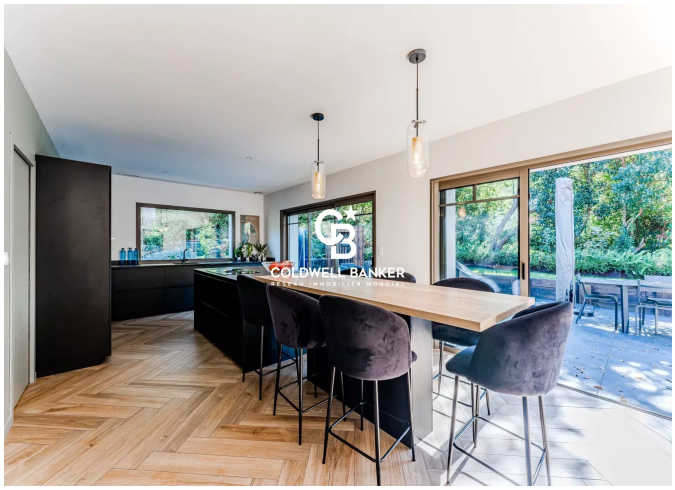












281, Boulevard de la Côte d'Argent
France, 33120, Arcachon

PHONE : +33557158881
immoba@coldwellbanker.fr