COLDWELL BANKER
EUROPA REALTY

House Arcachon 134 m²



SALE PRICE : 1 498 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Tucked away at the edge of the forest and hidden from view, this stunning wood-clad villa offers 134 m² of beautifully renovated living space with generous volumes and refined finishes.

Boasting ceilings up to 5 meters high, every room in the main house features impressive volumes and exposed traditional timber framing. Flooded with natural light thanks to its East/West orientation, the spacious living area is both warm and inviting.

The main house includes three bedrooms, including a master suite, plus a second shower room. An independent suite offers privacy and comfort for guests.

Set within landscaped grounds with open views over the pine forest, the outdoor space includes a heated 7x3m pool, pétanque court, solarium, and a covered terrace ideal for seasonal meals.

A 19 m² garage, ready to be converted, and two garden sheds provide ample storage for bikes and tools.

This home is a true slice of paradise in a privileged Pyla setting.

Energy rating: D (202 kWh/m²/year)

GHG rating: B (9 kg CO_2/m²/year)

Estimated annual energy costs: €2,130 – €2,930

Sale price: €1,498,000 (agency fees included)
Agency fees of €58,000 (4%) are payable by the buyer

For more information, contact Céline HARTENSTEIN, Independent Sales Agent
RSAC No. 987 559 929 – RCP No. 127 100 479

Discover all our listings on IMMOBA.
Risk information available upon request or at www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	134.0 m²	Property tax:	€2.00
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): D 202

Greenhouse gas emissions (GHG) index: B 8

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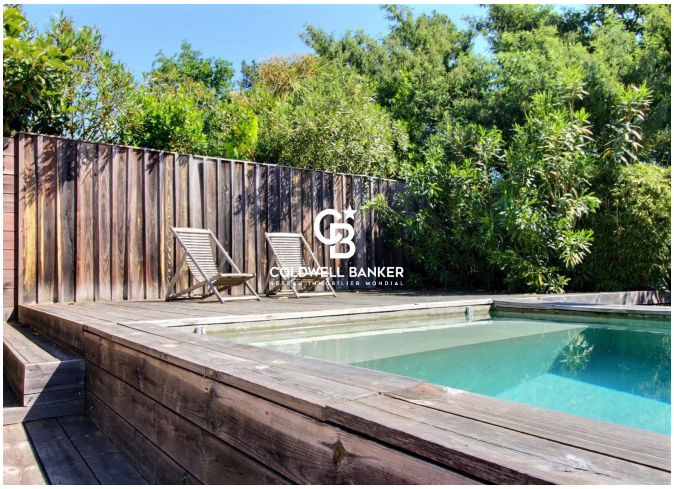







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