COLDWELL BANKER
EUROPA REALTY

House Arès 195 m²



SALE PRICE : 1 365 000 €

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France, 33510, Andernos-les-Bains

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DESCRIPTION

Coldwell Banker Immoba Realty – Andernos-les-Bains is delighted to present this rare property in the heart of Arès, where the authentic spirit of the Arcachon Bay meets the comfort and quality of a contemporary renovation.

Sheltered from view, exceptionally peaceful and yet just a few steps from the town centre, this elegant renovated and extended Arcachonnaise-style villa offers a highly sought-after lifestyle.

With a total surface area of more than 200 sqm, the property is arranged around several independent spaces, thoughtfully designed to provide privacy and comfort for everyone.

The main house, offering approximately 130 sqm, reveals a warm atmosphere with a distinctive Arcachon Bay character, featuring generous volumes and carefully selected materials. It comprises a welcoming living area with lounge and kitchen, a separate utility room, and three bedrooms, including a beautiful master suite.

Extending from the house, spacious covered wooden terraces naturally connect the living areas to the garden and swimming pool. A truly delightful indoor-outdoor lifestyle, particularly enjoyable during the warmer months.

The beautifully landscaped 882 sqm grounds feature a large heated swimming pool measuring 10 m x 3 m, perfectly integrated into this preserved setting and creating a wonderful holiday atmosphere all year round.

A second, fully independent 46 sqm wooden building completes the property. This charming guest house features two master suites, providing an ideal solution for welcoming family and friends in complete independence, while also perfectly suited to the needs of a large family.

A further 22 sqm area, currently arranged as an office and music room, offers generous volumes and could easily be redesigned according to individual requirements, potentially creating additional bedrooms.

At the rear of the plot, a storage annex and a garden chalet further enhance the property's numerous possibilities. Several parking spaces are also available.

AN EXCEPTIONAL LOCATION

This is undoubtedly one of the property's greatest assets: its exceptional location in the very heart of Arès, while enjoying remarkable peace and privacy.

Hidden from view, the property offers that increasingly rare feeling of being surrounded by a truly private setting, while benefiting from the immediate proximity of local shops, village life and the Arcachon Bay.

Its architecture, wooden terraces, generous volumes, swimming pool and surroundings perfectly embody the unique lifestyle of the Arcachon Bay. An elegant and welcoming family home, designed for sharing wonderful moments together.

A property full of character, discreet and particularly rare on the market, which will appeal to those seeking exceptional locations and homes with a genuine soul.

ENERGY PERFORMANCE – MAIN HOUSE

Energy rating: C – 153 kWh/sqm/year
Greenhouse gas emissions: C – 25 kgCO_2/sqm/year

Estimated annual energy costs for standard use: between €1,880 and €2,590.

Average energy prices indexed to 2021, 2022 and 2023, including subscriptions.

ENERGY PERFORMANCE – OUTBUILDINGS

Energy rating: A – 65 kWh/sqm/year
Greenhouse gas emissions: A – 2 kgCO_2/sqm/year

Estimated annual energy costs for standard use: between €270 and €400.

Information regarding the risks to which this property is exposed is available at www.georisques.gouv.fr.

Price: €1,365,000 including agency fees

Agency fees of 5% including VAT, amounting to €65,000, payable by the buyer.

Net selling price: €1,300,000.

To discover this exceptional property and arrange a private viewing, please contact Christine HAUER – RSAC No. 494 327 679 – RCP No. 25032648.

Coldwell Banker Immoba Realty – Andernos-les-Bains
Discover all our properties at IMMOBA.

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FEATURES

Property type:	House	Area:	195.0 m²	Property tax:	€2.00
Number of rooms:	6 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): C 153

Greenhouse gas emissions (GHG) index: C 25

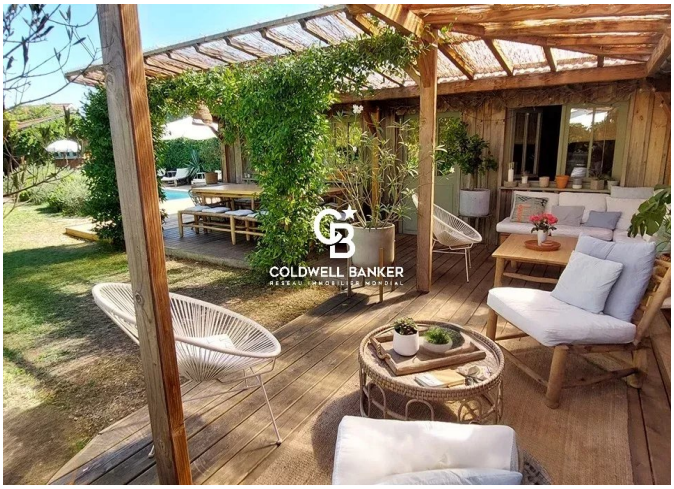
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