COLDWELL BANKER
EUROPA REALTY

House Arès 116 m²



SALE PRICE : 666 750 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

182 boulevard de la République
France, 33510, Andernos-les-Bains

PHONE : +33556269214
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty – Andernos-les-Bains Office is pleased to present this elegant single-storey villa of approximately 116 sqm, ideally located in Arès, just a short stroll from the charming oyster harbour.

Beautifully renovated throughout with great attention to detail, this delightful home offers an exceptional lifestyle combining modern comfort, abundant natural light, and the relaxed atmosphere for which the Arcachon Bay is renowned.

From the moment you step inside, you will be captivated by the spacious, light-filled living area, enhanced by impressive 3-metre-high ceilings that create a wonderful sense of space and openness.

Meticulously maintained and ready to move into, the property benefits from ducted reversible air conditioning, ensuring year-round comfort.

The warm and inviting living space features a cosy lounge with a fireplace and an open-plan dining area, perfect for entertaining family and friends. The fully fitted contemporary kitchen blends seamlessly into the living area, combining style with practicality.

The sleeping quarters include comfortable bedrooms and a versatile office that can easily be adapted to suit a variety of needs, providing both functionality and flexibility.

Outside, the charm continues. Set within a beautifully landscaped 947 sqm plot, completely private and not overlooked, the property offers a peaceful and intimate setting.

The superb heated saltwater swimming pool, featuring a brand-new liner, is an invitation to relax and enjoy the sunny days of the Arcachon Bay.

Additional features include a carport, a timber outbuilding that can easily be converted into a garage, and a second garden shed offering excellent storage or further development potential.

Located in one of Arès' most sought-after areas, just a few minutes' walk from local shops, the market, restaurants and the picturesque oyster harbour, this property perfectly embodies the renowned lifestyle of the Arcachon Bay.

Whether as a primary residence or a holiday home, this charming property is ready for its new owners to move in and start enjoying immediately.

Technical Information
Energy Performance Rating (DPE): C (146 kWh/sqm/year)
Greenhouse Gas Emissions (GES): A (5 kg CO_2/sqm/year)
Estimated annual energy costs: between €1,550 and €2,150

Based on average energy prices indexed for 2021, 2022 and 2023.

Information regarding potential natural and technological risks affecting this property is available on the French government website: www.georisques.gouv.fr.

Price: €666,750, including 5% purchaser's agency fees (€31,750 VAT included).

Net seller's price: €635,000.

For further information, please contact:

Christine HAUER
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FEATURES

Property type:	House	Area:	116.0 m²	Property tax:	€1.00
Number of rooms:	3 rooms	Number of bedrooms:	2 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 146

Greenhouse gas emissions (GHG) index: A 5

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