COLDWELL BANKER
EUROPA REALTY

House Arès 171 m²



SALE PRICE : 995 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

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

PHONE : +33556269214
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty is pleased to present this beautifully maintained single-storey family home located in a peaceful and sought-after area of Arès, just a short walk from the beaches of Arcachon Bay.

Set on a landscaped plot of more than 900 sqm, this property offers approximately 170 sqm of living space and has been designed to make the most of natural light and outdoor living throughout the year.

At the heart of the home is an impressive 70 sqm cathedral-ceiling living area. Benefiting from four-way exposure, the space is flooded with natural light from morning to evening. The open-plan kitchen enjoys the morning sun and flows seamlessly into the living and dining areas.

Large pocket sliding glass doors create a perfect connection between indoor and outdoor spaces. To the south, a spacious terrace with a bioclimatic pergola overlooks the landscaped garden and offers ample room for the addition of a swimming pool. To the north, a private patio provides the ideal setting for a wellness area, spa or outdoor lounge. A second west-facing terrace allows residents to enjoy sunny afternoons and evening gatherings.

The sleeping quarters have been thoughtfully arranged. The primary suite features a generous dressing room, a shower room and separate toilets. Three additional bedrooms share a family shower room and separate guest facilities.

Additional amenities include a laundry room, a cellar and a large insulated and tiled garage capable of accommodating two to three vehicles.

Underfloor heating powered by a heat pump ensures year-round comfort and energy efficiency.

Built by its current owners and meticulously maintained, this property is presented in excellent condition.

A bright, practical and comfortable home, perfectly suited as either a primary residence or a holiday retreat on Arcachon Bay.

DPE B (84 kWh/sqm/year) – GES A (3 kgCO2/sqm/year)
Estimated annual energy costs: between €1,300 and €1,830

Property price: €995,000 including agency fees
Agency fees payable by the seller

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

For further information, please contact

Florence BESSONNEAU – RSAC 883 917 106 – RCP 057 160 041 0002

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FEATURES

Property type:	House	Area:	171.0 m²	Property tax:	€2.00
Number of rooms:	6 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): B 84

Greenhouse gas emissions (GHG) index: A 3

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