COLDWELL BANKER
EUROPA REALTY

House Arès 175 m²



SALE PRICE : 795 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33556269214
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Coldwell Banker Immoba Realty – Andernos-les-Bains Agency presents this spacious family home ideally

located in Arès, just 50 meters from the Arcachon Bay, the Saint-Brice lake, and the forest. A highly sought-

after, peaceful setting surrounded by nature.

Set on a 753 m2 landscaped plot, this property offers generous volumes that are rare for the area. Ready to
move into today, it also provides great potential to customize the spaces at your own pace.

Ground Floor: A bright living room, a separate dining room with fireplace, and a fitted kitchen with a utility room opening onto a summer terrace. Night side: two ground-floor bedrooms, including a large master suite
of over 33 m2 with dressing room and private shower room.

First Floor: Two spacious bedrooms with built-in wardrobes, a full bathroom (bath and shower), a separate toilet, and a laundry room.

Outbuildings and Exterior: A separate 25 m2 home office/library (ideal for remote work or a professional activity), a 31 m2 garage, a solar-heated saltwater pool (8x4 m) with hot outdoor shower, spacious wooden
decking, and several garden sheds.

Comfort and Security: Enhanced insulation (exterior and interior), dual-core electric heating, well with automatic irrigation system, electric gate, badge access control, videophone, and security camera system.

A rare location and an attractive price just a short stroll from the water.

EPC Rating: D (201 kWh/m2/year) – GHG: C (11 kgCO2/m2/year)
Estimated annual energy costs: ~€2,048 / year | Property tax: €2,083

Asking Price: €795,000 (Agency fees included: €33,505 incl. VAT payable by the buyer, i.e. 4.40%)
Net Seller Price: €761,495

Risk information available on: www.georisques.gouv.fr

For further information, please contact:

Florence BESSONNEAU – RSAC 883 917 106 – RCP 057 160 041 0002
182 boulevard de la République
France, 33510, Andernos-les-Bains
PHONE : +33556269214
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	175.0 m²	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 201

Greenhouse gas emissions (GHG) index: C 11

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

PHONE : +33556269214
immoba@coldwellbanker.fr

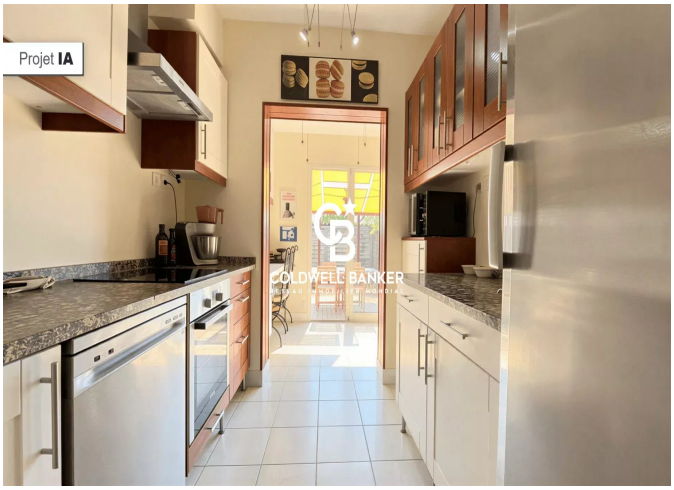
COLDWELL BANKER
EUROPA REALTY

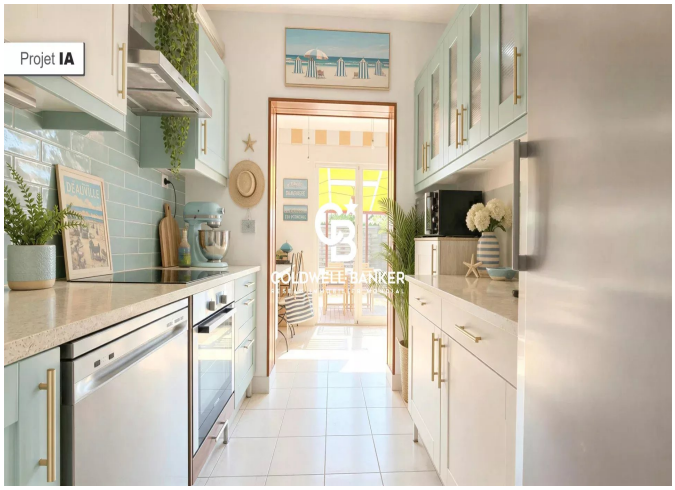












182 boulevard de la République
France, 33510, Andernos-les-Bains

PHONE : +33556269214
immoba@coldwellbanker.fr