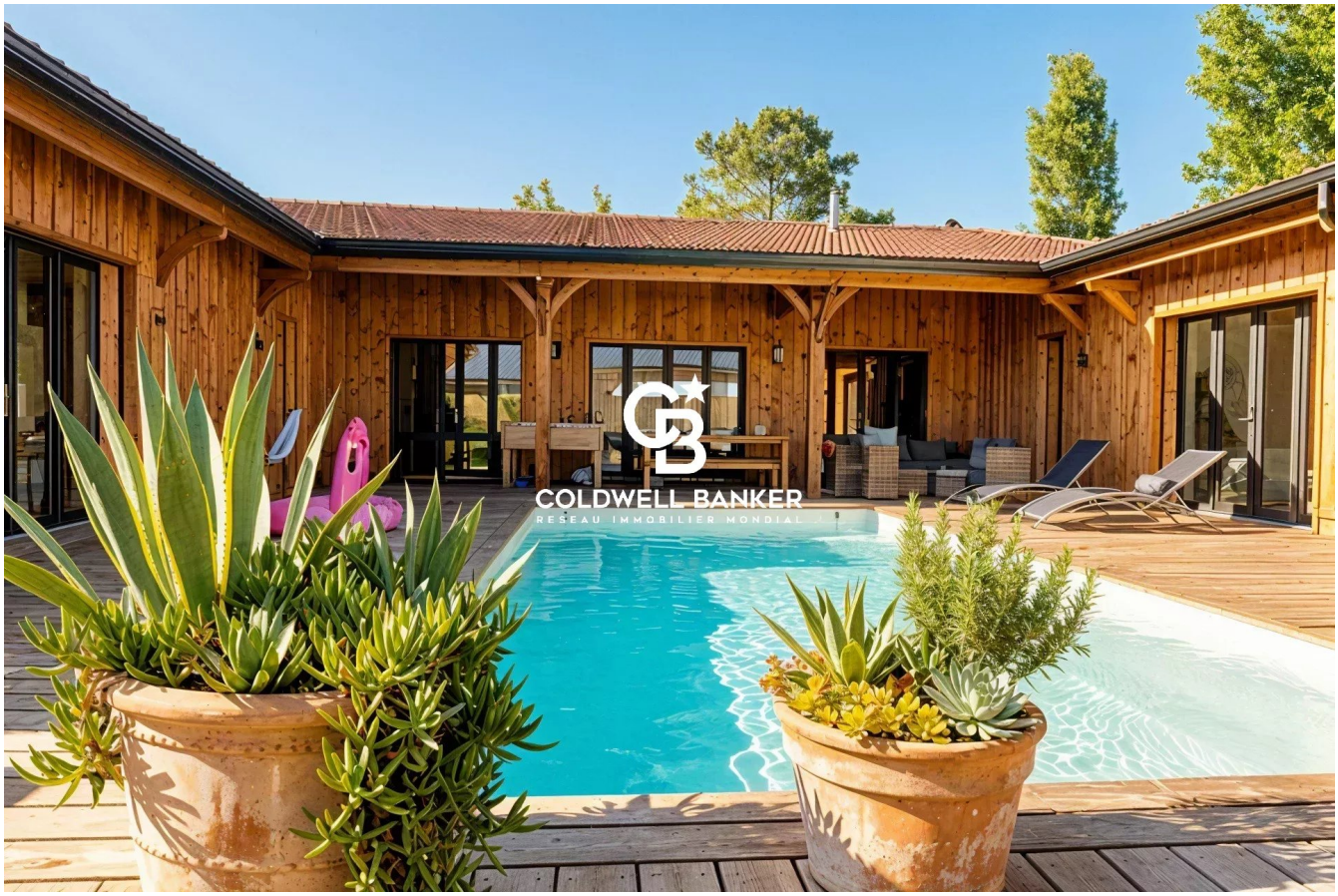
COLDWELL BANKER
EUROPA REALTY

House Arès 185 m²



SALE PRICE : 1 095 000 €

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 Agency presents this exceptional 185 sqm timber-frame villa in Arès – Heated swimming pool – Quiet and sought-after area.

Located in Arès, in a peaceful residential setting, this superb contemporary timber-frame villa (recent construction) stands out for the quality of its features and its generous living spaces.

A bright interior with premium features

From the moment you enter, you discover a magnificent light-filled living area enhanced by a cathedral ceiling, offering both volume and elegance.
The open-plan kitchen blends perfectly with the lounge and dining area, creating an ideal space for entertaining.

Comfort is guaranteed with:

Solid hardwood flooring throughout the house (except bathrooms and shower rooms)
Pellet stove providing soft, energy-efficient heating
Home automation system for everyday convenience
Excellent energy performance rating (Energy Rating A)
An ideal sleeping area for a large family or guest accommodation project

The house offers 185 sqm of living space including:

6 bedrooms, including a beautiful 27 sqm master suite
3 shower rooms
Optimized layout and seamless circulation throughout
Outdoor spaces designed for relaxation

Set on a private 980 sqm plot with no overlooking neighbors, the property offers an exceptional living environment featuring:

Large covered wooden terrace
Heated swimming pool with electric cover
Pétanque court for convivial moments with family and friends
37 sqm garage with mezzanine, ideal for storage or workshop use

This turnkey villa, with refined finishes and high-quality amenities, is perfect as either a primary or secondary residence, close to the Bay of Arcachon and local amenities, while benefiting from a peaceful environment.

Information regarding potential risks to which this property may be exposed is available on the official website: Géorisques

Price

€1,095,000 agency fees included (5% buyer's fees incl. VAT, i.e. €50,000 incl. VAT)
Net seller price: €1,045,000

For more information, please contact:
Christine HAUER – RSAC No. 494 327 679 – Professional Liability Insurance No. 25032648

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FEATURES

Property type:	House	Area:	185.0 m²	Property tax:	€2.00
Number of rooms:	7 rooms	Number of bedrooms:	6 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): A 50

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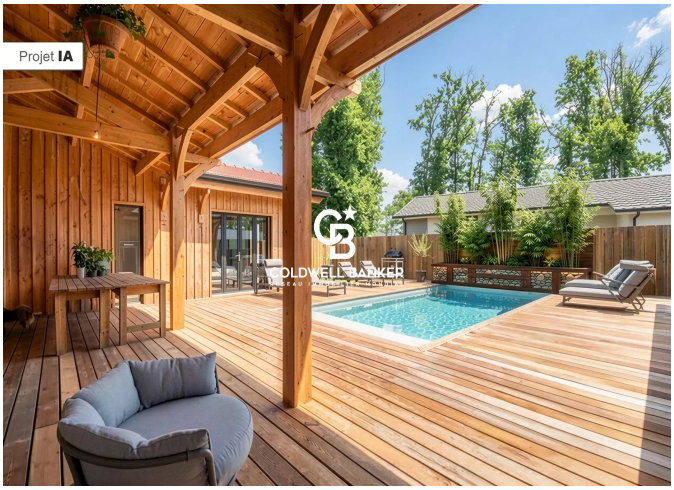
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