COLDWELL BANKER
EUROPA REALTY

House Arès 252 m²




SALE PRICE : 993 000 €

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

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immoba@coldwellbanker.fr

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# DESCRIPTION

Coldwell Banker Immoba Realty – Andernos-les-Bains Real Estate Agency is pleased to present this large contemporary family home ideally located in a peaceful and sought-after area of Arès, close to the beaches of Arcachon Bay and cycling paths.

Offering approximately 250 sqm of living space on a landscaped plot of more than 900 sqm, this south-facing property has been designed to provide generous volumes, natural light and comfortable family living.

From the moment you enter, the house opens naturally towards the outdoor spaces, terraces and swimming pool. The impressive cathedral-style living room benefits from large openings and abundant natural light throughout the day, creating a warm and welcoming atmosphere.

The spacious open-plan kitchen is perfectly designed for entertaining and family gatherings, while the suspended fireplace adds a contemporary touch to the living area. The imposing staircase structures the space and gives the home a strong architectural identity.

The ground floor features a beautiful master suite overlooking the swimming pool, as well as three additional bedrooms sharing a shower room with toilet facilities.

Upstairs, a mezzanine office space overlooks the living room and leads to an independent guest suite, ideal for hosting family and friends.

Designed for practical everyday living, the property also includes a pantry, a laundry room and a large insulated triple garage.

Outside, the landscaped garden surrounds a heated saltwater swimming pool measuring 5 x 10.5 meters, with liner replaced in 2025. The terraces allow residents to fully enjoy the peaceful setting and sunny southern exposure.

A bright and welcoming property offering generous living spaces and an ideal lifestyle close to Arcachon Bay.

DPE B (93 kWh/sqm/year) – GES A (3 kgCO2/sqm/year)
Estimated annual energy costs for standard use: between €2,160 and €2,980
Average energy prices indexed for 2021, 2022 and 2023 included

Price including agency fees: €993,000
Agency fees payable by the buyer: €33,000 incl. VAT (3.4%)
Net seller price: €960,000

Information regarding potential risks to which this property is exposed is available on:
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

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|---|---|---|---|---|---|
| Property type: | House | Area: | 252.0 m² | Property tax: | €3.00 |
| Number of rooms: | 4 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): B 93

Greenhouse gas emissions (GHG) index: A 3

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