COLDWELL BANKER
EUROPA REALTY

House Arès 308 m²



SALE PRICE : 1 102 500 €

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 Real Estate Agency presents this family property, ideally located in one of the most sought-after areas of Arès, on the second line from Arcachon Bay. Just a short walk from the beach and local shops, this home offers more than 308 m² of living space and sits on a flat plot of approximately 1,000 m², suitable for a swimming pool and easy to landscape. Built in the 1970s, the property now offers exceptionally spacious interiors that have become increasingly rare around the Bay. Its layout comfortably accommodates a large family while preserving privacy for everyone. The ground floor features a large independent eat-in kitchen of more than 37 m², renovated in the 2000s, as well as a living room of over 53 m² opening onto the outdoor areas. A ground-floor suite completes this level, and a second suite could easily be created. Upstairs, a substantial sleeping area comprises generously sized bedrooms. The property can offer up to eight bedrooms, including five suites. Three bedrooms enjoy views over Arcachon Bay. A separate outbuilding of approximately 56 m² provides numerous possibilities: a guest house, independent accommodation, a professional office, or a space dedicated to leisure and wellness activities. Ready to move into immediately, this property also offers future owners the opportunity to enhance and adapt it over time, unlocking its full potential. A prime address just a few metres from the water, ideal for creating a lasting family residence in one of the most desirable areas of Arcachon Bay. Energy Rating: D (141 kWh/m²/year) – Greenhouse Gas Rating: D (30 kg CO_2/m²/year) Estimated annual energy costs for standard use: between €2,786 and €3,770. Property price: €1,102,500 Agency fees included, payable by the buyer: €52,500 incl. VAT (5%) Net seller's price: €1,050,000 Information regarding potential risks affecting this property is available at: www.georisques.gouv.fr For further information, please contact: Florence BESSONNEAU – RSAC 883 917 106 – Professional Liability Insurance 057 160 041 0002 View all our properties at IMMOBA.FR

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FEATURES

Property type:	House	Area:	308.0 m²	Property tax:	€3.00
Number of rooms:	9 rooms	Number of bedrooms:	7 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 142

Greenhouse gas emissions (GHG) index: D 30

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