COLDWELL BANKER
EUROPA REALTY

House Lanton 267 m²



SALE PRICE : 1 590 000 €

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 presents this architect-designed 267 m² timber frame house, offering a spectacular view of the Arcachon Bay, the surrounding forest, and the port of Cassy.

Built in 2018 on a 912 m² plot, this home combines modern design with natural materials in a unique setting.

Upon entry, you are welcomed by a spacious area providing access to two garages and a wine cellar. The expansive 106 m² living area opens onto a 65 m² south-facing terrace—an ideal space to relax and enjoy the jacuzzi while taking in the breathtaking view of the port and Arcachon Bay. The cathedral ceiling in the main living space enhances the sense of openness, while numerous bay windows flood the interior with natural light.

The professional-style kitchen blends seamlessly into the living area and includes a pantry, optimizing both functionality and storage.

The home features three large bedrooms, including two master suites with walk-in closets, private bathrooms, and WCs. An additional bathroom and separate WC complete the amenities. Each bedroom opens onto a beautiful private patio with stunning views of the Bay and the nearby forest.

On the upper level, a 51 m² mezzanine can be arranged as a fourth sleeping area, an office, or a relaxation space, depending on your needs.

The property also boasts a beautiful, secluded garden bordering the forest, thoughtfully landscaped to provide peace and serenity. The garden is enriched with various plantings: Italian vines, apple trees, fig trees, cherry trees, pear trees, apricot trees, kiwi, and more. An automatic irrigation system and robotic lawnmower ensure easy, low-maintenance upkeep.

A large covered terrace allows you to enjoy the outdoors year-round. A spacious private parking area is also available to accommodate several vehicles.

Additional features:

Reversible heating and air conditioning

High-end security system

Immediate proximity to shops, the beach, the port, and public transport

This exceptional property combines modern comfort with breathtaking views. A true haven of peace.

Consult the property’s risk status on georisques.gouv

Energy rating: B (77 kWh/m²/year) and GHG rating: A (4 kgCO²/m²/year)
Estimated annual energy costs: €1,041
Average energy prices indexed as of August 15, 2015

Sale price: €1,590,000 including agency fees
Agency fees of 4% incl. VAT (€61 153,85 incl. VAT) payable by the buyer
Net seller price: € 1 528 846,15

For more information or to arrange a visit, feel free to contact Jean-François ZORZ.

Discover all our listings on IMMOBA.

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FEATURES

Property type:	House	Area:	267.0 m²	Property tax:	€2.00
Number of rooms:	5 rooms	Number of bedrooms:	3 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 77

Greenhouse gas emissions (GHG) index: A 4

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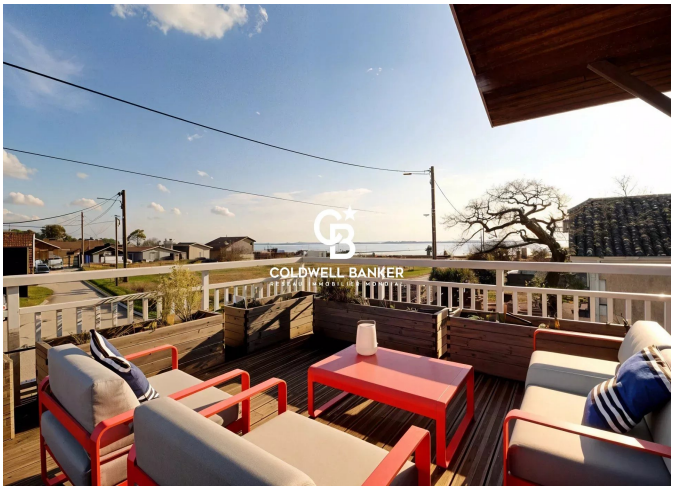



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