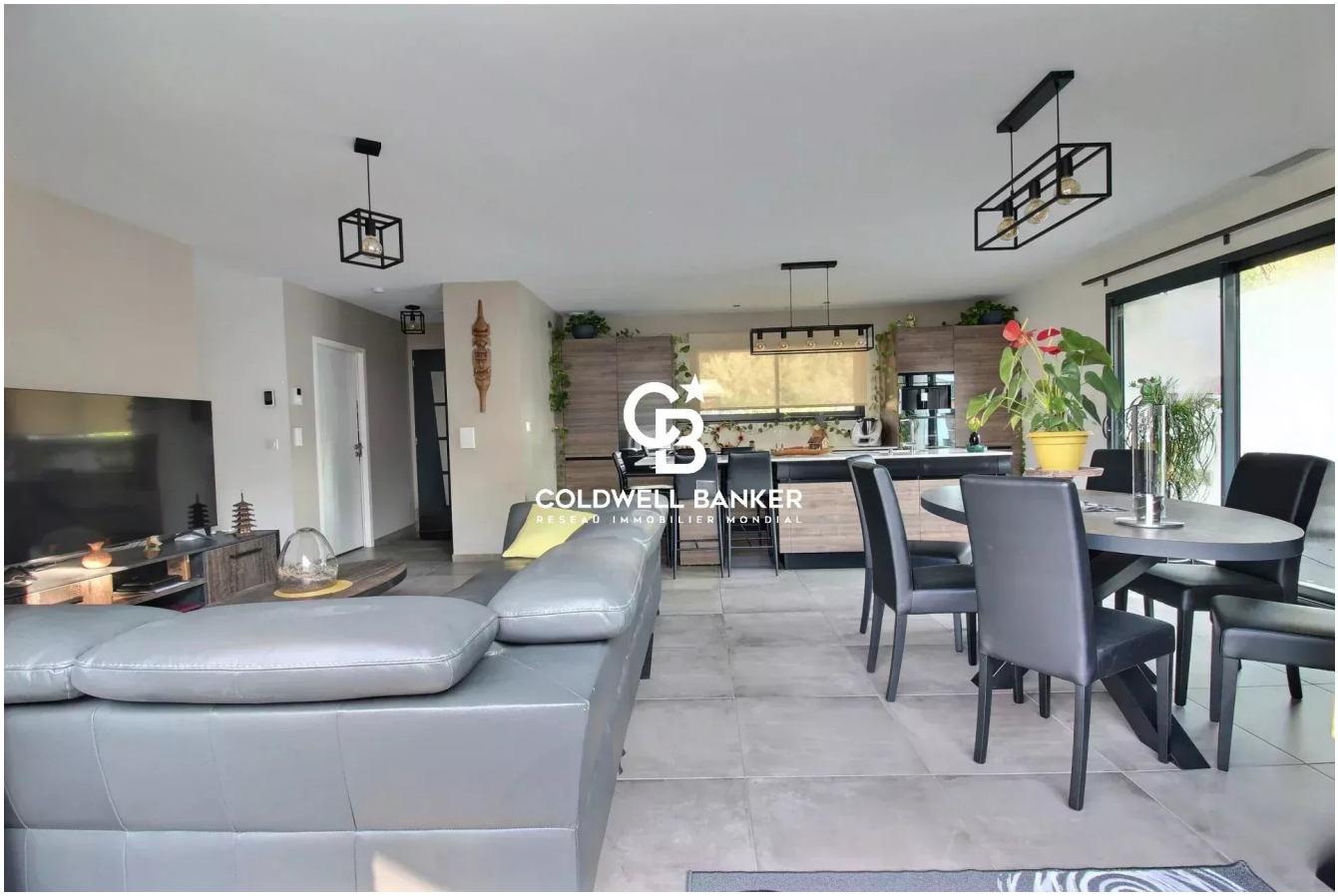
COLDWELL BANKER
EUROPA REALTY

House Salles 145 m²



SALE PRICE : 495 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

281, Boulevard de la Côte d'Argent
France, 33120, Arcachon

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DESCRIPTION

Located between Bordeaux and the Bay of Arcachon, just 15 km from the CEA, this 160 m² property combines modern comfort, rental potential and a prime location in the heart of Salles, close to shops and schools.

The single-storey main house offers a spacious and bright living area with a high-end open kitchen, three bedrooms including a suite with dressing room, a bathroom, separate WC, utility room and plenty of storage.

The fully renovated outbuilding features a living room with fitted kitchen, mezzanine, bathroom and WC. Classified as a 3-star guesthouse, it offers a potential rental income of around €700 per week.

For more information contact Anastasiya GRALLIEN at +33642877452

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FEATURES

Property type:	House	Area:	145.0 m²	Number of rooms:	4 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): A 54

Greenhouse gas emissions (GHG) index: A 1

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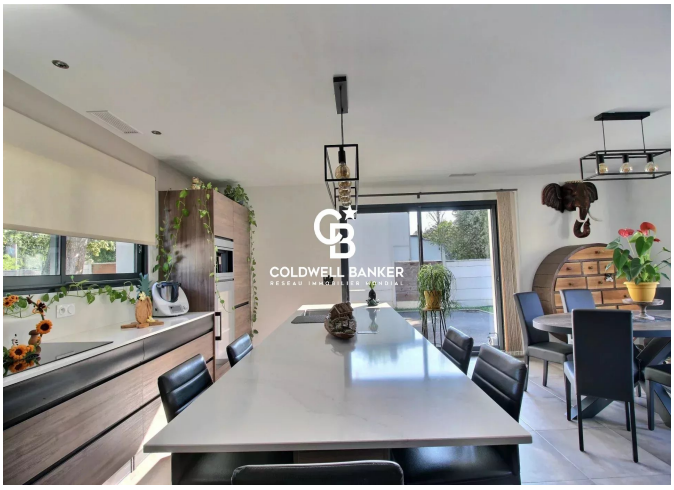



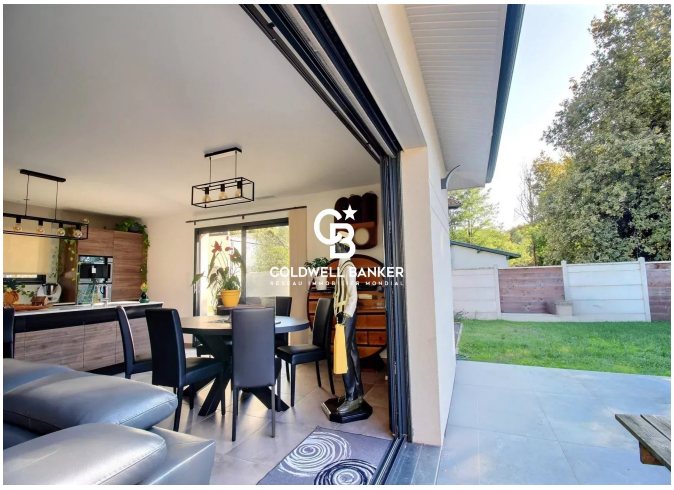





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