COLDWELL BANKER
EUROPA REALTY

House Biscarrosse 120 m²



SALE PRICE : 545 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Coldwell Banker Immoba Realty Arcachon Real Estate Agency presents, in the heart of Biscarrosse-Bourg, just a few minutes from shops and services, this property where calm, privacy and the sweetness of life prevail.

A true green cocoon, it opens onto a magnificent, intimate landscaped garden, offering a soothing view from the main living areas. Here, everything invites relaxation, out of sight, in a preserved environment where the forest is within walking distance.

Built in 2012 (BBC) and perfectly maintained, this detached house, facing south, benefits from a beautiful covered terrace allowing you to fully enjoy the outdoors all year round. It naturally extends the living spaces and offers a privileged view of the lush garden and the heated swimming pool, treated with salt and equipped with an electric cover.

Its vast living area of approximately 60 m², enhanced by a cathedral ceiling, includes a living/dining room and a fully equipped open-plan kitchen. A pantry completes this functional layout.

The sleeping area consists of three genuine master bedrooms, each with its own shower room and toilets (for two of them), ensuring comfort and independence for all occupants.

A garage, a separate workshop, a technical room, as well as comfort and security features such as an alarm, videophone and home automation system complete the amenities of this property.

No work is required: this house is ready to welcome its future owners in the best conditions.

A very attractive opportunity in Biscarrosse-Bourg, for those who wish to enjoy proximity to the town while preserving their peace, privacy and quality of daily life.

Full file available on request.

Contact me now to arrange a viewing and let yourself be charmed by this house combining many assets and its magical garden:

Stéphanie GUEBEL, independent sales agent, RSAC 892 794 124 - RCP 127 100 479

Energy performance rating:
DPE A (60 kWhEP/m2/year), GES A (2 kgéqCO2/m2/year)
Estimated annual energy costs: €733 - €991

Sale price €545,000 including agency fees (HAI), including €25,000 VAT agency fees payable by the buyer (i.e. 4.80%).

Find all our properties on IMMOBA.

Information on the risks to which this property is exposed is available on request or on the Géorisques website: www.georisques.gouv.fr

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

PHONE : +33557158881
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	120.0 m²	Property tax:	€1.00
Number of rooms:	4 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): A 60

Greenhouse gas emissions (GHG) index: A 2

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

PHONE : +33557158881
immoba@coldwellbanker.fr

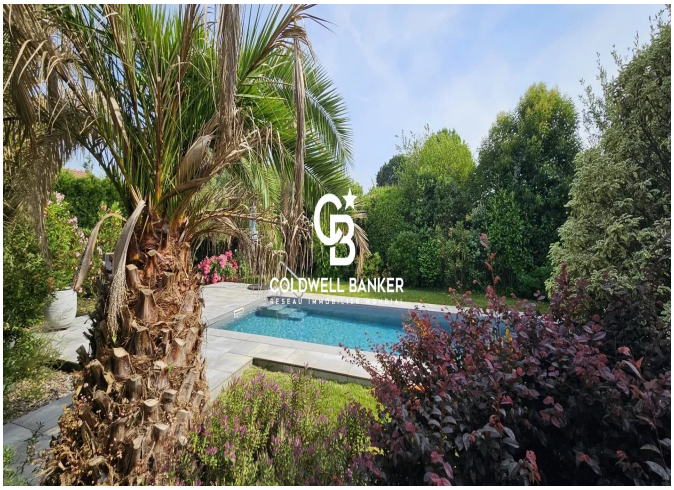
COLDWELL BANKER
EUROPA REALTY













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

PHONE : +33557158881
immoba@coldwellbanker.fr