COLDWELL BANKER
EUROPA REALTY

House Biscarrosse 170 m²




SALE PRICE : 530 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

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immoba@coldwellbanker.fr

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## DESCRIPTION

Coldwell Banker Immoba Realty invites you to discover, in Biscarrosse, this spacious 6-room family home set over two levels, offering approximately 170 sqm of living space on a 2,000 sqm plot.

Located in a peaceful residential area, on the way to the lake beaches accessible safely by bike and close to local amenities, this light-filled property enjoys a quiet and green environment. Set on a beautifully maintained plot, it provides an exceptional lifestyle for those seeking space and serenity without compromising everyday comfort.

Built in 2014, this turnkey home offers generous volumes and comfortable family living. It features:
- 3 bedrooms, including a ground-floor master suite
- A spacious living area of over 50 sqm with fireplace
- A fully equipped open-plan kitchen
- A laundry room and a separate pantry
- Ideal south/south-west exposure
- Underfloor heating

The upper floor also benefits from independent external access, offering excellent potential for various uses (guest accommodation, home office, independent space, etc.).

Outside, the property includes a carport, two garden sheds, a private drilled well, and ample parking space.

The house is equipped with photovoltaic panels with full electricity resale.

No work required.
A move-in ready property combining comfort, energy efficiency, and quality of life in a highly sought-after natural setting.

A wonderful opportunity for nature lovers – To arrange a viewing, please contact Stéphanie GUEBEL, independent sales agent, RSAC 892 794 124 – RCP 127 100 479.

Energy rating: B (107 kWhEP/sqm/year)
Greenhouse gas rating: A (4 kg $CO_2$/sqm/year)
Estimated annual energy costs: €1,520 – €2,100

Agency fees payable by the seller.
Discover all our properties on IMMOBA.

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

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 170.0 m² | Property tax: | €1.00 |
| Number of rooms: | 6 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 107

Greenhouse gas emissions (GHG) index: A 4

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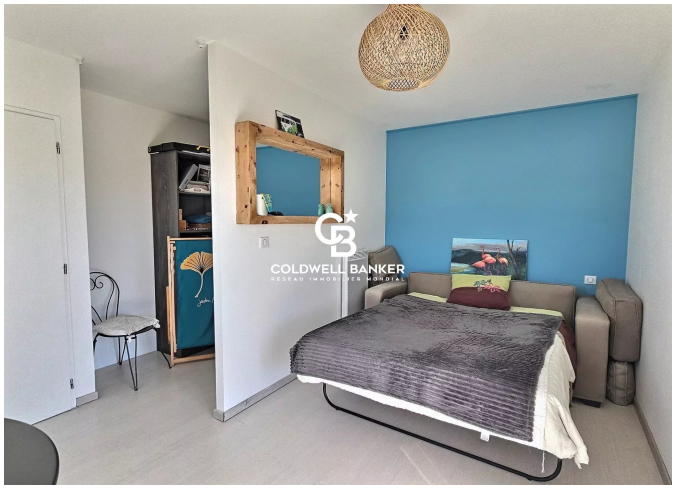
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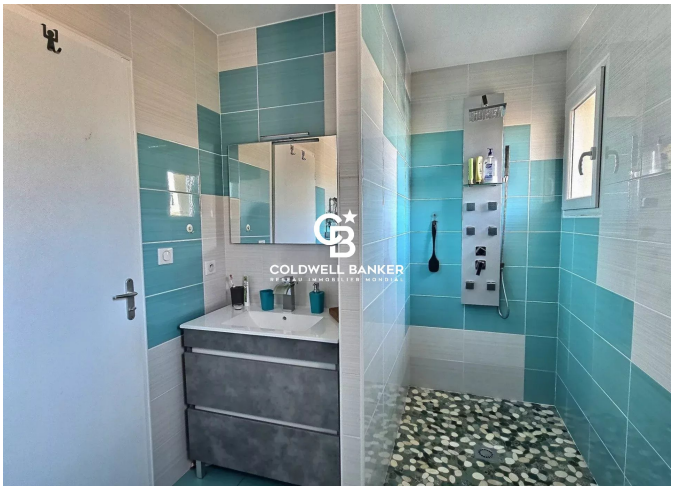
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