COLDWELL BANKER
EUROPA REALTY

House Biscarrosse 180 m²



SALE PRICE : 545 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty invites you to discover, EXCLUSIVELY, in Biscarrosse-Bourg, this spacious single-level 6-room house of just over 180 m², set on a landscaped plot of nearly 1,060 m².
You will be immediately charmed by its magnificent 120 m² living area, bathed in light, with an integrated veranda offering panoramic views of the landscaped garden. Its suspended fireplace adds a unique decorative touch. The fully fitted and equipped kitchen, of excellent quality, opens harmoniously onto the living space, making it ideal for entertaining in a warm and convivial atmosphere.
The sleeping area comprises four bedrooms, including a master suite with bathroom, a second bathroom, and two toilets. A laundry room completes the layout of this home, which combines comfort and functionality.
Additionally, you will enjoy a 50 m² double garage, providing ample storage space or secure parking for two vehicles.
This house, perfectly maintained both inside and out, is ideal for a large family seeking generous living spaces and a calm, green environment.
This property represents a great opportunity for those looking for a functional and comfortable home, close to all amenities. Don’t miss the chance to visit this residence that perfectly combines comfort and practicality.
For a visit, contact: Stéphanie GUEBEL, Independent Sales Agent
RSAC 892 794 124 – RCP 127 100 479
Energy rating: C (138 kWhEP/m²/year), GHG rating A (5 kgCO_2eq/m²/year)
Estimated annual energy costs: €1,760 – €2,430
Price €545,000 - Fees payable by the seller.
Find all our listings on IMMOBA.
Information on the risks to which this property is exposed is available on request or on the Géorisques website: georisques.gouv.fr.

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FEATURES

Property type:	House	Area:	180.0 m²	Property tax:	€1.00
Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 138

Greenhouse gas emissions (GHG) index: A 5

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