COLDWELL BANKER
EUROPA REALTY

House Biscarrosse 200 m²



SALE PRICE : 990 000 €

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

EXCLUSIVE – BISCARROSSE-GOLF
Coldwell Banker Immoba Realty, Arcachon Real Estate Agency, is proud to present, within the prestigious Biscarrosse Golf, this family villa with a pool just a stone's throw from the lake.

Nestled in a lush, secluded setting, this magnificent property offers a rare lifestyle combining absolute tranquility, proximity to the lake, and an abundance of natural light—thanks to its expansive glass doors and ideal orientation. A true haven of peace within the exclusive Biscarrosse Golf environment.

A Spacious Home Designed for Comfort and Togetherness
Constructed in 2004, this family villa was extended in 2012 with the addition of an extra floor, then carefully renovated in 2024. Today, it offers a generous, functionally designed living space that includes:

5 bedrooms, including 3 en-suite master suites with private bathrooms,

An additional family bathroom, ideal for both daily living and guests,

A bright living area with a cathedral ceiling, opening onto the terrace and pool,

An open kitchen, pantry, laundry room, and abundant storage areas,

A heated saltwater pool, seamlessly integrated into a landscaped garden,

A garage completing the ensemble.

Every space has been thoughtfully designed to combine functionality and comfort while preserving each resident's privacy.

A Sought-After Location, a Rare Opportunity
Just a few minutes' walk from the lake, the golf course, and close to the ocean beaches, this villa serves as an ideal primary residence or a peaceful secondary retreat for nature and tranquility enthusiasts.

An Opportunity to Seize in the Heart of the Golf
Contact us now to schedule a viewing and be charmed by this unique property. Complete dossier available upon request.

Stéphanie GUEBEL
Independent Sales Agent, RSAC 892 794 124 – RCP 127 100 479

Energy performance:
DPE C (122 kWhEP/m²/year), GES A (4 $kgCO_2/m^2$/year)

Estimated annual energy costs: €2,180 – €2,980

Selling Price: €990 000 HAI, including €40,000 TTC in fees payable by the buyer (approximately 4.21%).

Discover all our properties on IMMOBA.

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

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FEATURES

Property type:	House	Area:	200.0 m²	Property tax:	€2.00
Number of rooms:	6 rooms	Number of bedrooms:	5 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): C 122

Greenhouse gas emissions (GHG) index: A 4

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