COLDWELL BANKER
EUROPA REALTY

House Sanguinet 220 m²



SALE PRICE : 549 000 €

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, Arcachon Real Estate Agency, presents this charming property in Sanguinet: Do you love spacious, wooded parcels? Do you want to feel at home and live close to nature? You will be enchanted by this lovely traditional family home, offering nearly 220 m² of tranquility near the lake. The property features two generous living areas that provide numerous options for decoration and arrangement, a semi-open kitchen, five spacious bedrooms, including a master suite, and three bathrooms.

Property Features
Living Area: 220 m²
Land Area: 2,500 m²

Outside:

Large 2,500 m² plot
Direct access to the forest for safe walks or bike rides
Garage and carport, summer kitchen, numerous terraces allowing you to follow the sun's course.
Borehole well and programmable automatic irrigation
Two reversible air conditioning units

Additional Information:

The synthetic photos are non-contractual.
DPE: C (159 kWhEP/m².year)
GES: B (6 kgCO2/m².year)
Estimated annual energy costs: €2,440 - €3,370

Don't waste any time and contact me quickly for this rare market opportunity!

This property can be offered as two separate units (T3 and T4-type houses).

For a visit, contact:
Stéphanie GUEBEL
Independent commercial agent
RSAC 892 794 124 - RCP 127 100 479

Fees: Paid by the seller
Find all our properties on IMMOBA.

The information regarding the 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

Property type:	House	Area:	220.0 m²	Property tax:	€1.00
Number of rooms:	7 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 159

Greenhouse gas emissions (GHG) index: B 6

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