

Maison Arcachon 103 m²



PRIX DE VENTE : 899 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Ideally located in a quiet area, just a few minutes' walk from the train station and town centre, this property offers a prime location with quick access to shops and transport.

Upon entering, you'll be charmed by the bright living space, which opens onto a large, sun-soaked terrace. This seamless indoor-outdoor layout creates a welcoming atmosphere, perfect for year-round entertaining.

The independent kitchen is both functional and well-designed, complementing the warm and practical feel of the home.

The night area includes:

Three comfortable bedrooms, including a master suite

An additional independent bathroom

A large enclosed garage (box) provides secure parking and valuable storage space.

This is a bright, practical, and ideally located home — a rare opportunity not to be missed.

Co-ownership:

16 main lots

No ongoing legal proceedings

Energy performance:

DPE: C (66 kWh/m²/year)

GHG: C (11 kg CO₂/m²/year)

Estimated annual energy costs: €770 – €1,090 (based on 2021 prices)

Sale price: €899,000 agency fees included

Agency fees are payable by the seller

For more information, contact Anastasiya GRALLIEN, Independent Sales Agent
N° RSAC 881094221 N° RCP 127100479

Find all our listings on IMMOBA

Check property risk information at: www.georisques.gouv.fr

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



TÉL : +33557158881
immoba@coldwellbanker.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	103.0 m ²	NB de pièces :	4 rooms
NB de chambres :	3 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

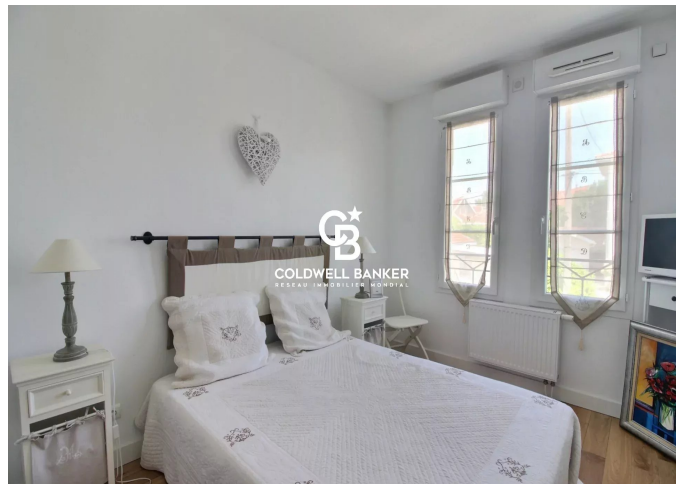
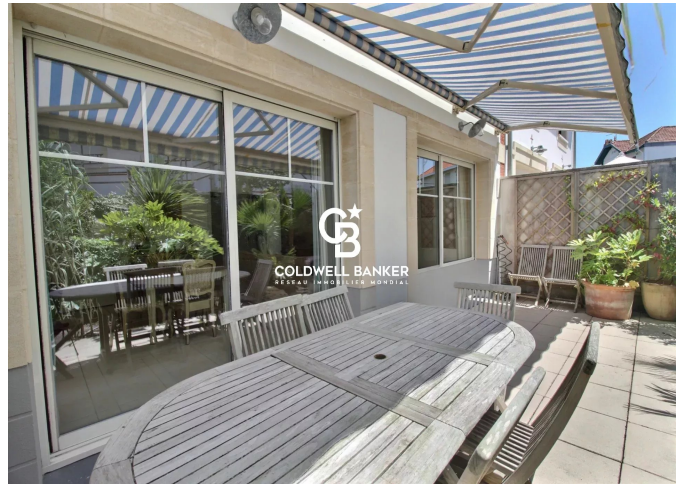
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 66

Indice d'émission de gaz à effet de serre (GES) : C 11



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