

Maison Arcachon 129 m<sup>2</sup>

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PRIX DE VENTE : 995 000 €

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## DESCRIPTION

Just 400 meters from the shops in Aiguillon, discover this beautiful 129 sqm house combining space, brightness, and tranquility.

Set on a landscaped 500 sqm plot with no overlooking neighbors, it offers a privileged living environment—ideal for fully enjoying every moment in comfort and relaxation.

You will be charmed by its light-filled living area, opening onto a south-facing covered terrace, as well as its swimming pool, perfect for unwinding on sunny days.

The house also features a separate, spacious, and functional kitchen—ideal for convivial moments.

The night area offers three bedrooms, including a master suite with a private shower room, as well as an office that can be used as an additional bedroom.

A second shower room completes the sleeping area, ensuring everyday comfort.

A parking space on the property completes this well-appointed home.

Single-level living, a sun-drenched pool, a private garden, and immediate proximity to shops make this house a truly enjoyable place to live—viewing is highly recommended.

Energy rating: E (275) – GHG: E (53)

Estimated annual energy costs: between €3,070 and €4,220 per year.

Price: €995,000 (agency fees included), with fees payable by the seller.

For more information about this exceptional property, please contact Marina Tonneau.

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Information about potential risks affecting this property is available upon request or on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	129.0 m <sup>2</sup>	NB de pièces :	5 rooms
NB de chambres :	3 bedrooms				

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 268

Indice d'émission de gaz à effet de serre (GES) : E 53



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