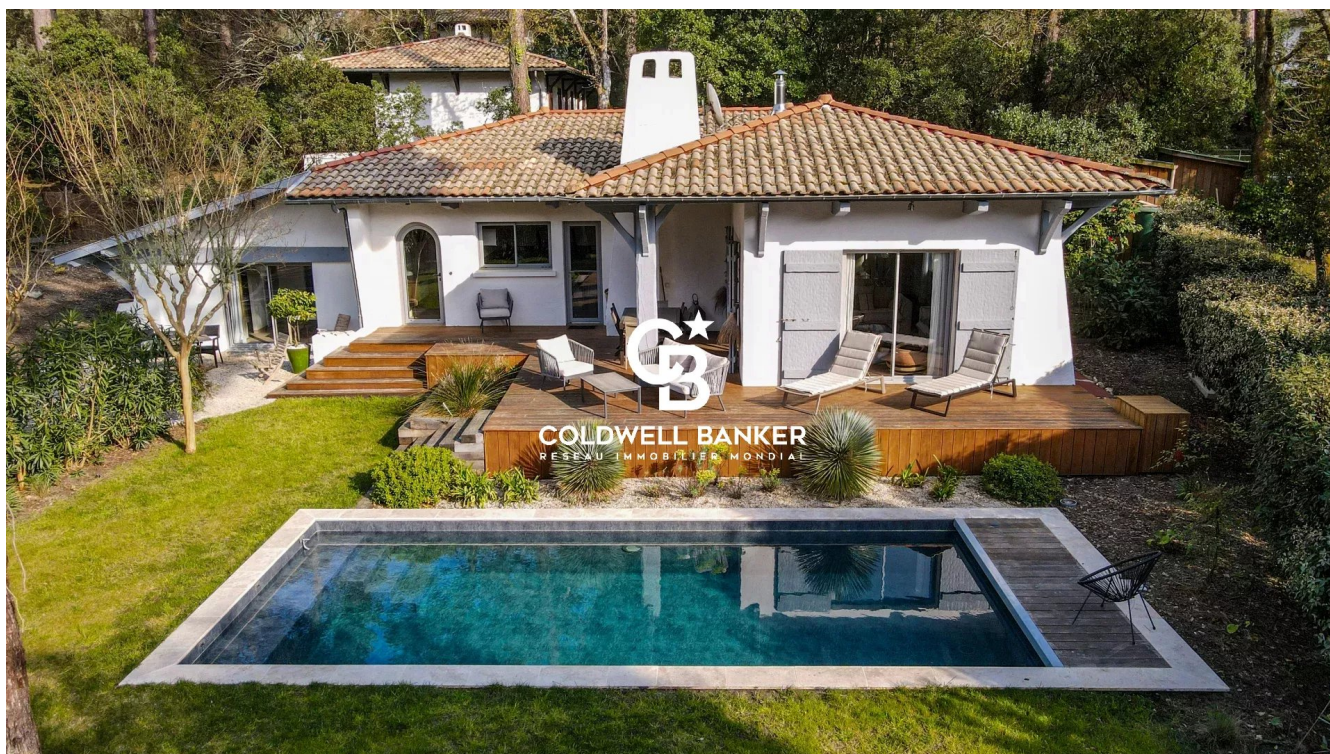


Maison Arcachon 135 m²



PRIX DE VENTE : 1 590 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Located in the sought-after Abatilles district, this single-story Villa Gaume of approximately 135 m² has been carefully renovated, combining comfort with high-quality finishes.

It features a bright and spacious living area, perfect for entertaining, along with an independent, fully fitted kitchen that opens onto a west-facing terrace.

The sleeping area comprises three bedrooms with built-in storage, offering a practical and comfortable living environment.

Two modern bathrooms and two separate toilets complete the interior layout.

Outside, the well-maintained landscaped garden provides a peaceful and pleasant setting. The wooden terrace extends the living space, while the heated swimming pool allows you to fully enjoy the warmer months.

An 8 m² garden shed adds additional storage and completes the property's features.

A highly desirable address for a ready-to-move-in home in a privileged location in Arcachon.

Fees: seller-borne

Energy Performance Certificate (DPE): 227 kWhEP/m²/year (D)

Greenhouse Gas Emissions (GES): 1 kg CO₂/m²/year (D)

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

Discover all our properties on IMMOBA.

Information about risks affecting this property is available on request or on the Géorisques website:
www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	135.0 m ²	Taxe foncière :	€1.00
NB de pièces :	5 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

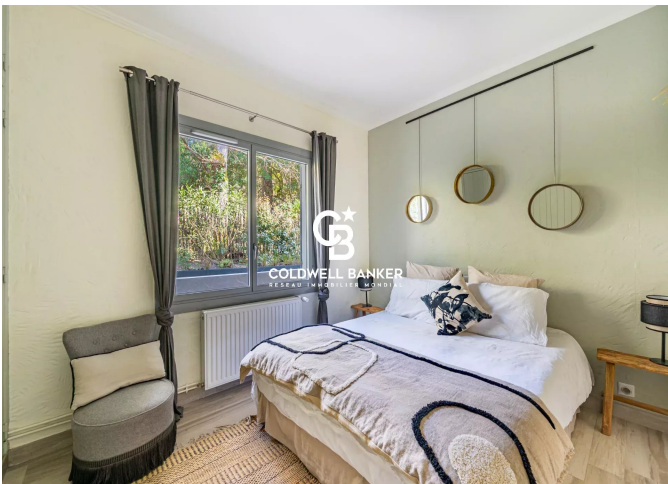
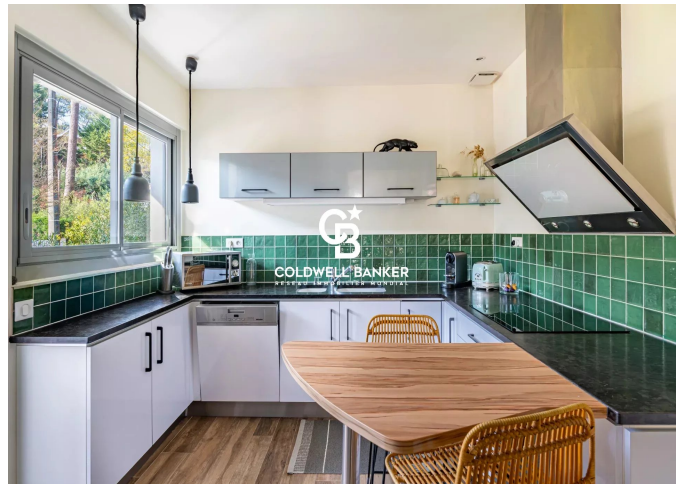
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 227

Indice d'émission de gaz à effet de serre (GES) : D 48



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