

Maison Arcachon 143 m²



PRIX DE VENTE : 1 095 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Located at the entrance of the sought-after Aiguillon district, this new contemporary villa enjoys an ideal location between the beach and the port of Arcachon.

On the ground floor, a spacious 71 m² living area welcomes you, featuring an open-plan kitchen—perfect for social gatherings. This level also includes Japanese-style toilets and a night area with one bedroom, shower room, and a hammam-style steam shower.

Upstairs, you'll find three additional bedrooms, each with a private shower room, along with a separate WC.

Outdoors, enjoy a two-level exotic wood terrace, completely private and bathed in sunlight. The tiled pool with a glass wall offers a unique and relaxing atmosphere. A blend of exotic plants enhances the daily sense of well-being.

Energy rating: A (38 kWh/m²/year)

GHG rating: A (1 kg CO₂/m²/year)

Estimated annual energy costs: €510 – €740

Sale price: €1,198,000 (agency fees included)

Agency fees payable by the seller

For more information, contact Céline HARTENSTEIN, Independent Sales Agent

RSAC: 987 559 929 – RCP: 127 100 479

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Information on natural, mining, or technological risks for this property is available on request or at:

www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	143.0 m ²	NB de pièces :	6 rooms
NB de chambres :	4 bedrooms				

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

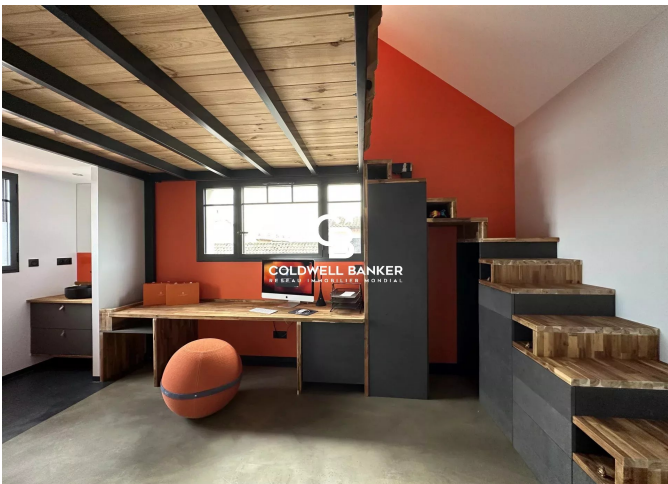
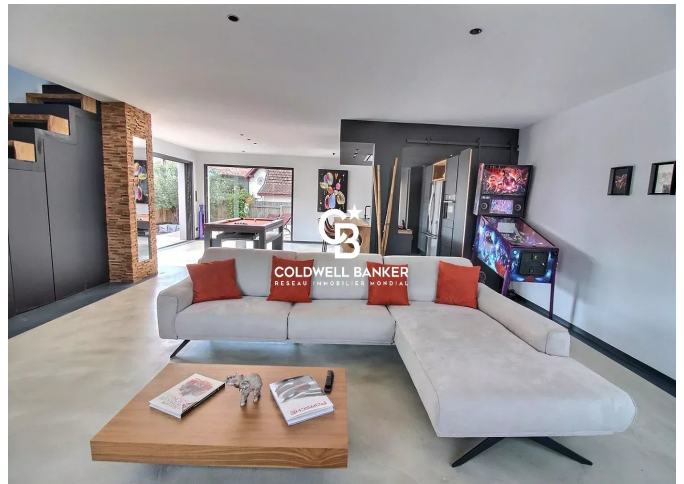
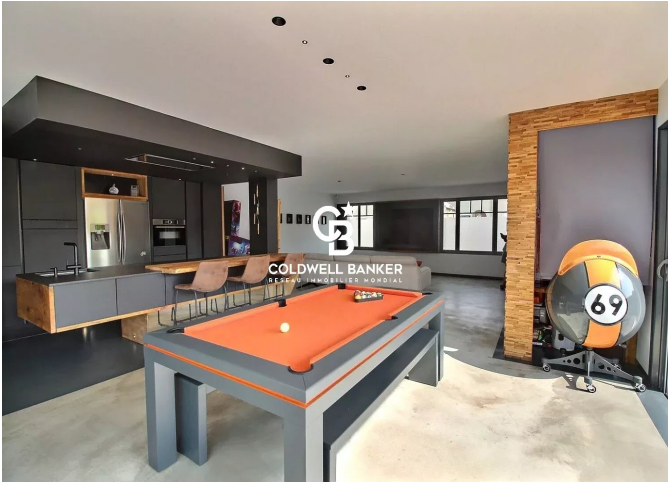
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 32

Indice d'émission de gaz à effet de serre (GES) : A 1



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