

Maison Arcachon 148 m²



PRIX DE VENTE : 1 395 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

This charming Basco-Landaise villa is set on a lovely flat plot and is located just a short walk from local shops.

In excellent condition, the villa features a bright living room, a kitchen, 4 bedrooms, and 2 shower rooms—making it ideal for family living or holiday stays.

The property also offers potential for a swimming pool, adding to its appeal and lifestyle value.

Energy rating: D (234 kWh/m²/year)

GHG rating: D (49 kg CO₂/m²/year)

Estimated annual energy costs: €3,260 – €4,480

Sale price: €1,445,000 (agency fees included)

Including €55,000 in agency fees (4%) payable by the buyer

Net seller price: €1,390,000

For more information, contact Arnaud Fourton, Independent Sales Agent
RSAC No. 833 157 878 – RCP No. AACI/8431/13054

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Information regarding natural, mining, or technological risks for this property is available at:
www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	148.0 m ²	NB de pièces :	6 rooms
NB de chambres :	5 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 234

Indice d'émission de gaz à effet de serre (GES) : D 49



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