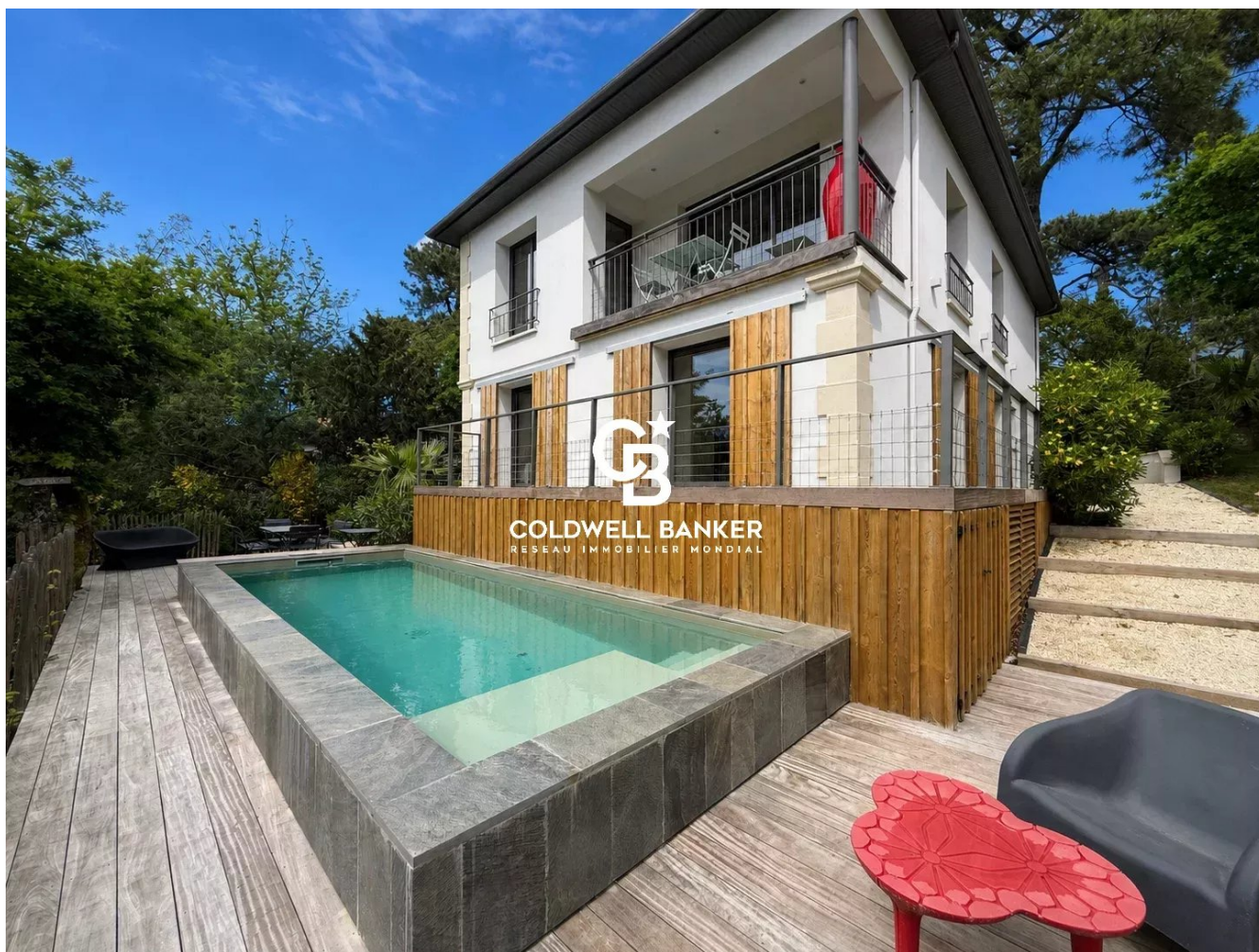


Maison Arcachon 155 m<sup>2</sup>

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PRIX DE VENTE : 1 895 000 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

## DESCRIPTION

In Arcachon, this contemporary villa of approximately 155 m<sup>2</sup> of living space extends over a 612 m<sup>2</sup> plot. In excellent condition, it requires no work and offers quality finishes in an intimate setting.

The ground floor is organized around a bright living room open to the kitchen, enhanced by a generous ceiling height and exposed wooden beams.

Large glass doors extend the living area onto the wooden terrace and the pool.

On the garden level, three well-sized bedrooms, two shower rooms and a laundry room make up a practical and well-thought-out sleeping area for a family.

Outside, the enclosed, tree-filled garden preserves the privacy of the place. The pool, integrated into the terrace, completes the property.

€1,895,000 — Fees payable by the buyer included (4.12%).

Floor plan, full file and viewings by appointment with Arnaud Fourton.

Arnaud Fourton, Independent Sales Agent

RSAC No.: 833 157 878 RCP No.: AACI/8431/13054.

Find all our properties on IMMOBA.

Information on the risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr).

DPE A (48) GES A (1)

Estimated annual costs: between €750 and €1,070 per year.

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	155.0 m <sup>2</sup>	NB de pièces :	4 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)

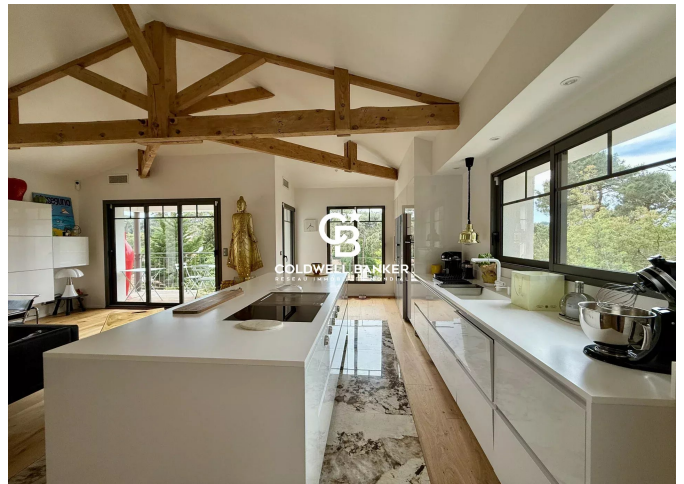
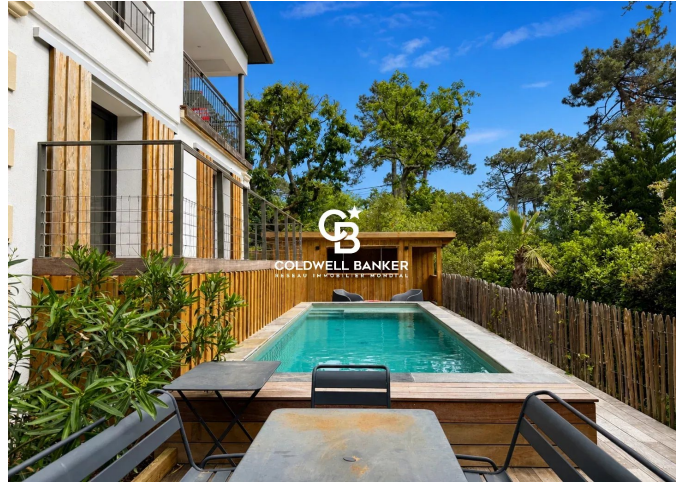
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 48

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



**COLDWELL BANKER**  
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