

Maison Arcachon 161 m²



PRIX DE VENTE : 2 184 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Fully renovated in 2023, this ideally located villa is just a few minutes' walk from Pereire Beach and offers 161 m² of living space spread over two levels.

Bathed in natural light thanks to its southwest exposure, the living area boasts generous volumes and opens onto a 54 m² terrace through two large sliding glass doors.

On the same level, the house features two bedrooms, including a master suite with views of the pool, as well as a bathroom.

The lower level includes two additional bedrooms with walk-in closets and a shower room.

The villa's high-end amenities ensure optimal comfort: reversible air conditioning, pocket sliding doors, a 20 m² garage, a heated pool, and a landscaped garden.

Energy rating: B (106 kWh/m²/year)

GHG rating: A (8 kg CO₂/m²/year)

Estimated annual energy costs: between €1,360 and €1,890

Sale price: €2,184,000 (agency fees included)

Agency fees (4%) are payable by the buyer.

For more information, please contact Céline HARTENSTEIN, Independent Sales Agent

RSAC No. 987 559 929 – RCP No. 127 100 479

Discover all our listings on IMMOBA.

Information regarding natural, mining, or technological risks for this property is available on request or on the Géorisques website: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	161.0 m ²	NB de pièces :	5 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

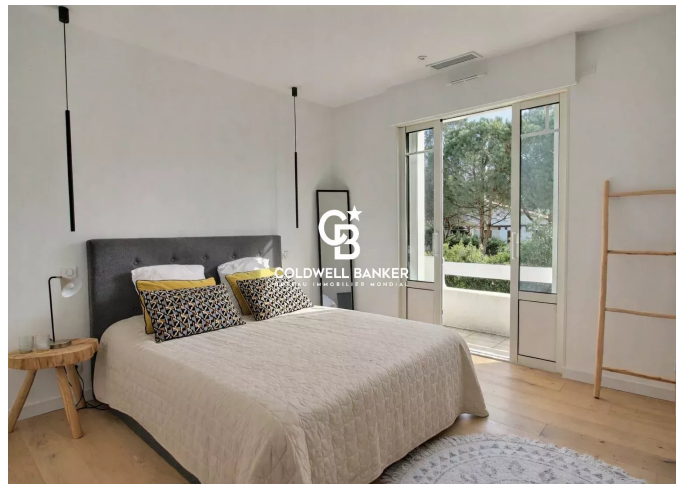
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 106

Indice d'émission de gaz à effet de serre (GES) : A 4



COLDWELL BANKER
EUROPA REALTY



281 boulevard de la Côte d'Argent
France, 33120, Arcachon



TÉL : +33557158881
immoba@coldwellbanker.fr