

Maison Arcachon 191 m<sup>2</sup>

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PRIX DE VENTE : 1 300 000 €

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

## DESCRIPTION

Located on a quiet street near the port and local shops, this magnificent 19th-century home offers charm, character, and convenience.

Built over two levels, the property features a spacious living/dining room, a kitchen, four bedrooms, and two shower rooms. A cellar on the lower level adds extra storage, while a large convertible attic with Bassin views offers exciting potential for expansion.

A private parking space completes this beautiful property.

Energy rating: D (223 kWh/m<sup>2</sup>/year)

GHG rating: D (42 kg CO<sub>2</sub>/m<sup>2</sup>/year)

Estimated annual energy costs: €3,640 – €4,970

Sale price: €1,490,000

Including €60,000 in agency fees (4.19%) payable by the buyer

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

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Information on natural, mining, or technological risks for this property is available at: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	191.0 m <sup>2</sup>	NB de pièces :	5 rooms
NB de chambres :	4 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)

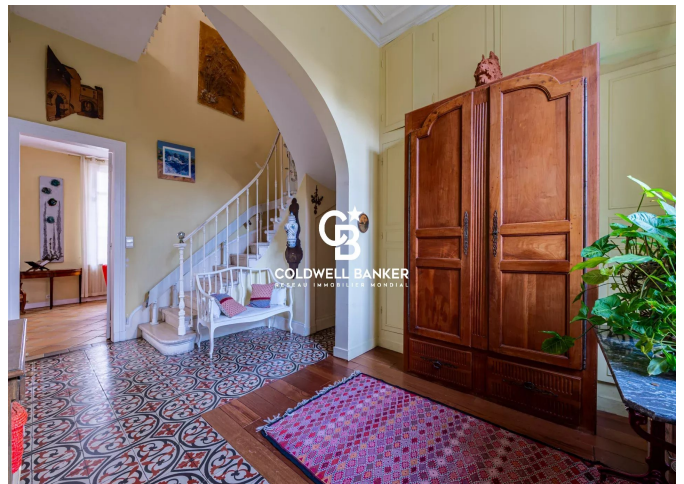
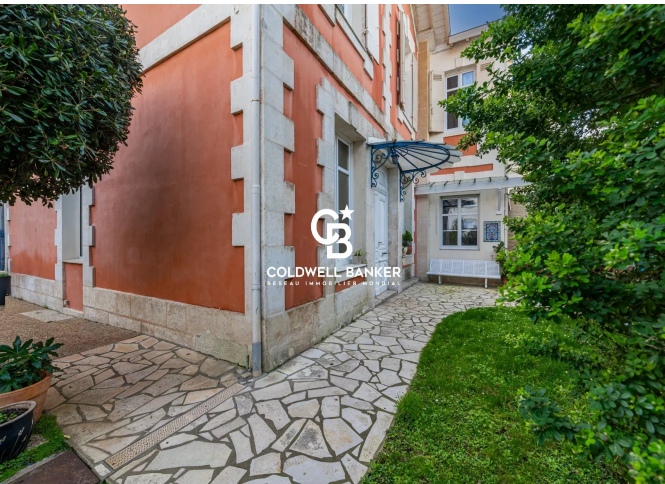
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 223

Indice d'émission de gaz à effet de serre (GES) : D 42



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