

Maison Arcachon 208 m²



PRIX DE VENTE : 2 970 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Nestled in the prestigious Ville d'Hiver district, just steps from the beautiful Parc Pereire, this brand-new 2023 villa offers a rare living experience in the heart of Arcachon. Combining traditional Arcachon architectural charm with contemporary design, it provides comfort, space, and elegance. Set on a generous plot of over 1,000 m², the villa offers 207 m² of living space with four master suites, each designed for privacy and refinement. A 30 m² games room adds a playful and convivial touch for family or friends.

Outside, the fully private garden features a heated saltwater pool (8 x 4 m) facing south, and the property includes a secured double garage.

Energy Performance: DPE A (25) – GES A (0)

Estimated annual energy costs: €450 – €660

Agency fees are the seller's responsibility

For more information, contact Marina Tonneau or visit immoba.fr.

Property risk information available at: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	208.0 m ²	NB de pièces :	6 rooms
NB de chambres :	4 bedrooms				

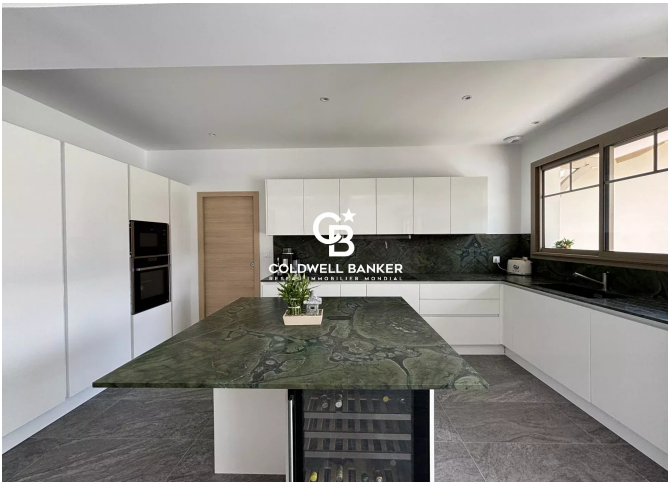
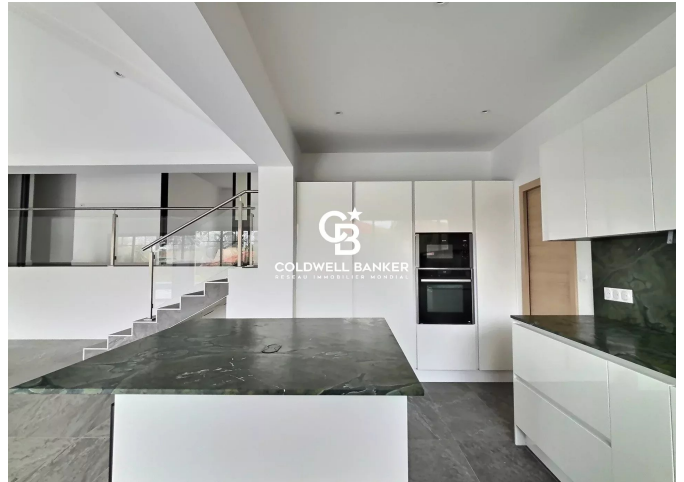
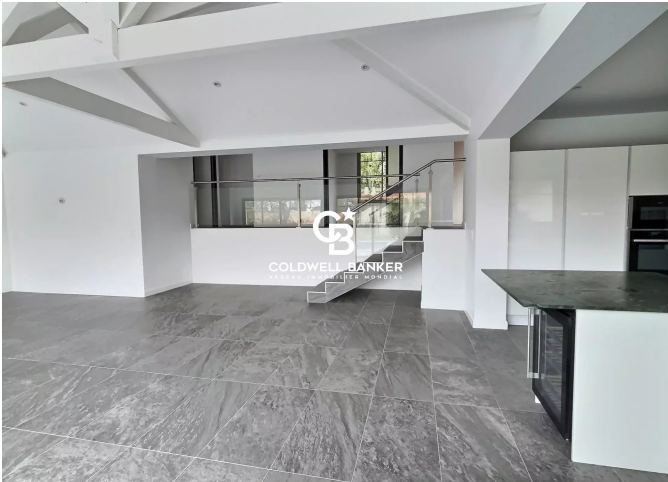
Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 25



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