

Maison Arcachon 210 m<sup>2</sup>

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PRIX DE VENTE : 1 395 000 €

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## DESCRIPTION

Coldwell Banker ImmoBa Realty, your real estate agency in Arcachon and Pyla-sur-Mer, presents this magnificent Basque-Landes style villa of approximately 210 m<sup>2</sup> over two levels, fully renovated by a renowned architect.

The villa features a light-filled, dual-aspect living area with a cathedral ceiling, a semi-open kitchen overlooking the garden and pool, and a dining room. The sleeping area comprises 5 bedrooms and 3 bathrooms.

Outside, the property extends over a beautifully landscaped and tree-lined plot, offering complete privacy, with a partially covered terrace and a heated swimming pool. A unique opportunity not to be missed.

Energy rating: D (213)

GHG rating: D (46)

Estimated annual energy costs: €2,598 – €3,514

Price: €1,395,000 agency fees included, 3.57% fees payable by the buyer (€48,000).

For more information, please contact Marina Tonneau.

All our listings are available on IMMOBA.

Information on risks to which this property may be exposed is available upon request or on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	210.0 m <sup>2</sup>	Taxe foncière :	€1.00
NB de pièces :	8 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](http://www.georisques.gouv.fr)

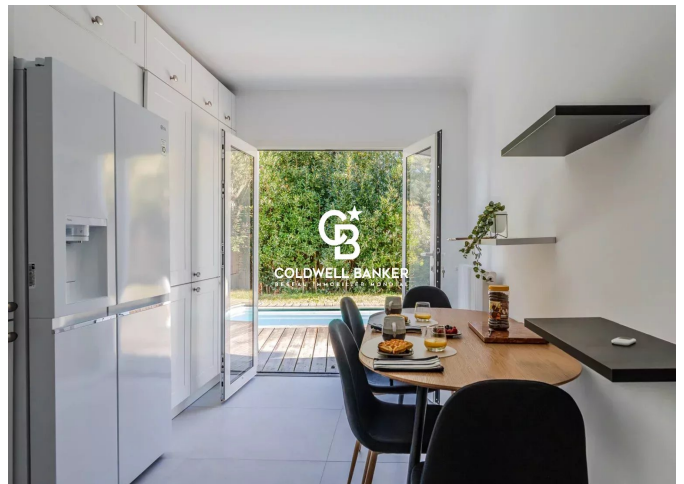
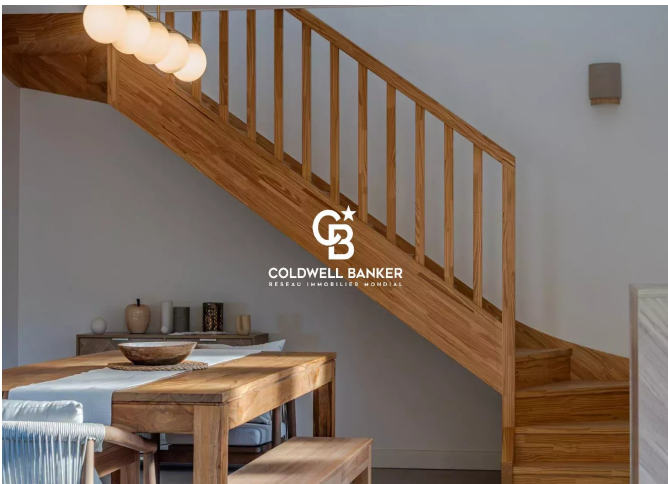
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 213

Indice d'émission de gaz à effet de serre (GES) : D 46



**COLDWELL BANKER**  
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