

Maison Arcachon 220 m<sup>2</sup>

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PRIX DE VENTE : 3 000 000 €

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## DESCRIPTION

Located in the heart of an exceptional private estate in the Abatilles area, this stunning recent villa of approximately 230 m<sup>2</sup> will captivate you with its Art Deco elegance and peaceful, verdant surroundings. A true oasis of serenity for lovers of rare properties.

Upon entering, you are welcomed into a spacious, light-filled living area, enhanced by a refined fireplace, perfect for warm moments with family or friends. The large kitchen, equipped with high-end appliances, will delight the most discerning.

The villa offers four expansive full suites, including two on the ground floor, each featuring beautiful walk-in closets for absolute comfort.

An elevator serves all three levels, from the double garage to the first floor, passing through the elegant entrance of the house.

A heated swimming pool, south- and east-facing terraces with unobstructed views of the forest, landscaped gardens, and a plot of approximately 1,045 m<sup>2</sup> complete this exceptional property.

A rare opportunity not to be missed! Peace, greenery, and absolute prestige.

Energy rating: A (64)

GHG rating: A (2)

Estimated annual energy costs for standard use: €920 – €1,310

Agency fees are payable by the seller.

For more information about this exceptional property, please contact Marina Tonneau.

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

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	220.0 m <sup>2</sup>	NB de pièces :	6 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) : A 64

Indice d'émission de gaz à effet de serre (GES) : A 2



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