

Maison Arcachon 225 m<sup>2</sup>

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PRIX DE VENTE : 2 900 000 €

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

EXCLUSIVITÉ

## DESCRIPTION

In one of Arcachon's most sought-after and iconic districts, the Ville d'Hiver, this historic villa of approximately 225 m<sup>2</sup> / 2,420 square feet offers an exceptional living environment.

On the ground floor, you will discover a spacious double reception room with an adjoining kitchen, as well as a bedroom with its own shower room.

Upstairs, a landing leads to three bedrooms, each with its own shower room, along with a 14 m<sup>2</sup> office. The top floor comprises four bedrooms, one of which has an en-suite shower room, and an additional bathroom with both a shower and a bathtub.

The generous volumes, high ceilings, and carefully renovated period features give this residence remarkable natural light and undeniable charm.

The property opens onto a landscaped 800 m<sup>2</sup> garden with a swimming pool and wooden deck, adjoining a large stone terrace.

A garden shed with a summer lounge, a pétanque court, a garage, and a 40 m<sup>2</sup> basement with a wine cellar complete this exceptional property.

DPE: 253.53 kWhEP/m<sup>2</sup>.an(E)/ GES: 53 kg CO<sub>2</sub>/m<sup>2</sup>.an (E)

Estimated annual energy cost: 4 520 € - 6 170 €

Sale price: €2,900,000

Agency fees included, payable by the seller.

For further information, please contact Daria VLASOVA,

Independent Sales Agent

RSAC No.: 883 973 448 – Professional Liability Insurance No.: MMA127100479.

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

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	225.0 m <sup>2</sup>	NB de pièces :	11 rooms
NB de chambres :	8 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) : E 253

Indice d'émission de gaz à effet de serre (GES) : E 53



**COLDWELL BANKER**  
**EUROPA REALTY**



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



TÉL : +33557158881  
[immoba@coldwellbanker.fr](mailto:immoba@coldwellbanker.fr)