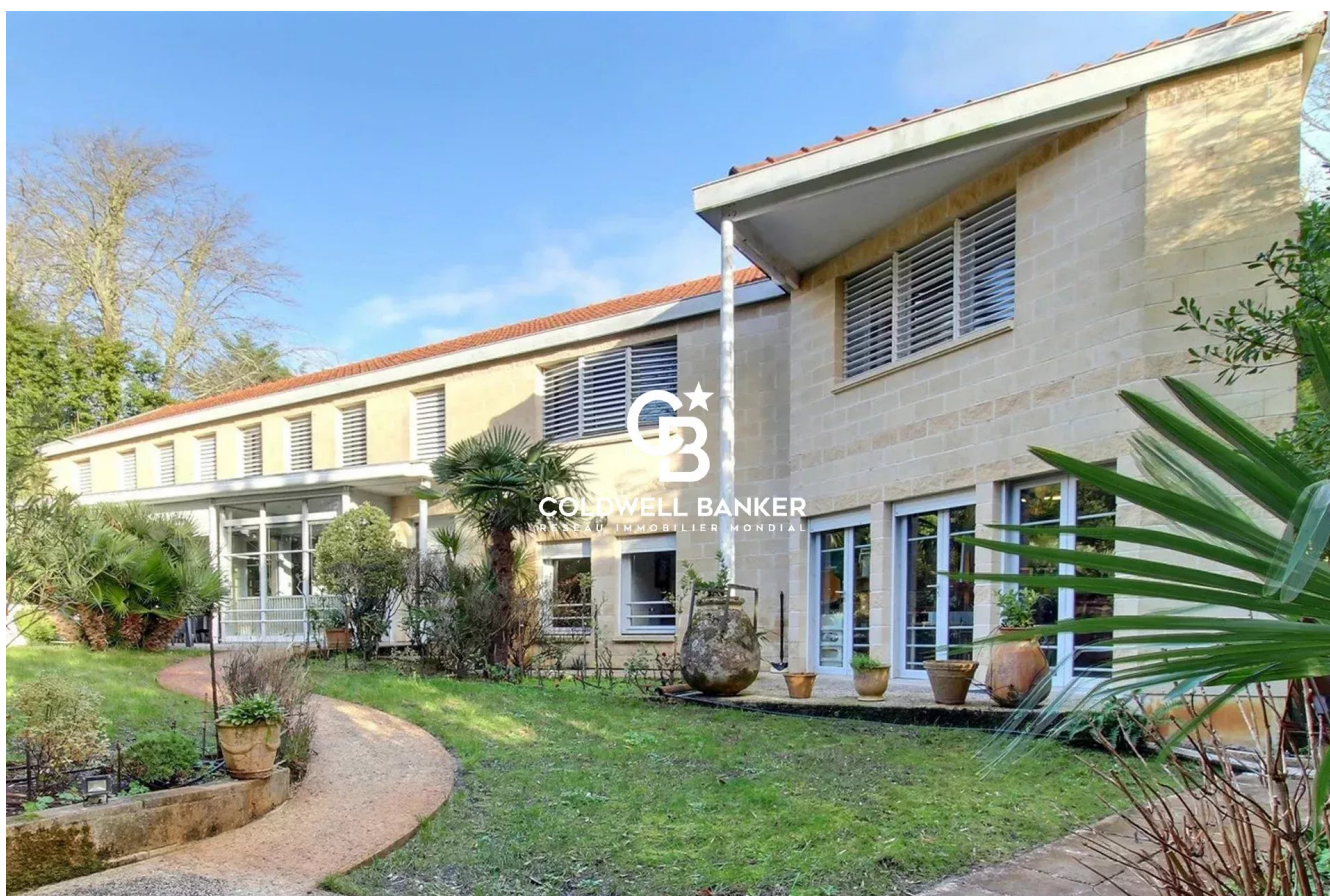


Maison Arcachon 230 m<sup>2</sup>

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PRIX DE VENTE : 2 200 000 €

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

## DESCRIPTION

In the prestigious Ville d'Hiver district of Arcachon, discover this unique 220 m<sup>2</sup> property located on a quiet street.

The home opens with a striking cathedral-style entrance featuring a 5-meter-high ceiling. The tour continues with a bright living room and an open kitchen facing the garden. The house offers 5 bedrooms, including a master suite with custom walk-in closet and en-suite bathroom, as well as an additional bathroom and shower room—making it an ideal setting to host family and friends. A mezzanine provides a reading lounge or office space, and the home includes ample storage throughout.

A spacious workshop opening onto the garden offers great potential for conversion and is complemented by a cellar.

Set on a generous 1,030 m<sup>2</sup> plot with no overlooking neighbors, the property also features a garage.

Highlights of this home: its orientation, comfort, generous volumes, and prime location in one of Arcachon's most sought-after neighborhoods.

Energy rating: C (114 kWh/m<sup>2</sup>/year)

GHG rating: C (23 kg CO<sub>2</sub>/m<sup>2</sup>/year)

Estimated annual energy costs: between €2,410 and €3,310

Agency fees payable by the seller.

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

Discover all our listings on IMMOBA.

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

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	230.0 m <sup>2</sup>	NB de pièces :	6 rooms
NB de chambres :	5 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)

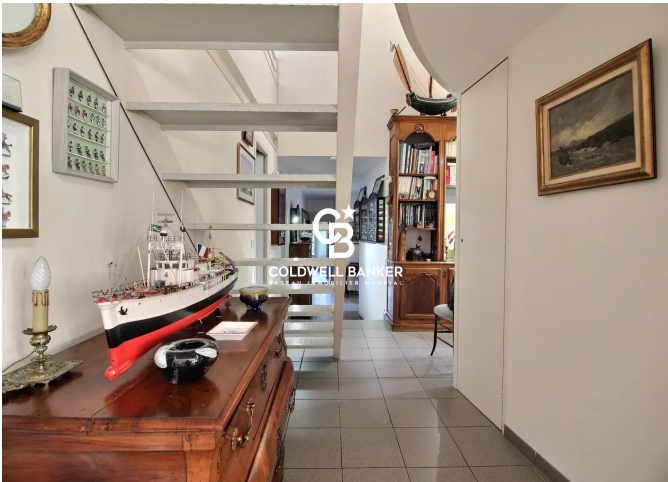
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 114

Indice d'émission de gaz à effet de serre (GES) : C 23



**COLDWELL BANKER**  
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