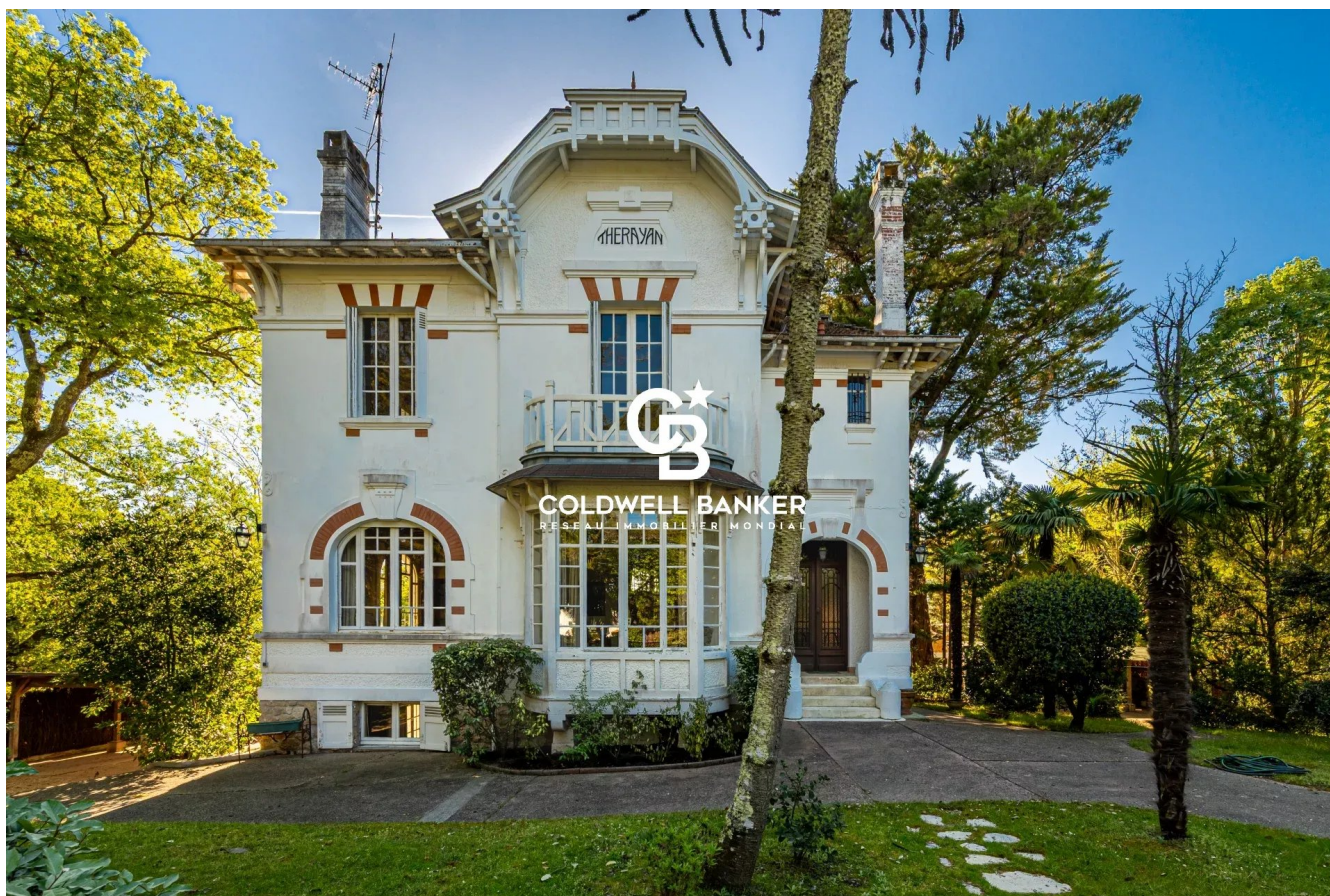


Maison Arcachon 267 m<sup>2</sup>

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PRIX DE VENTE : 3 310 000 €

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

EXCLUSIVITÉ

## DESCRIPTION

Exclusive — Exceptional historic villa on the most prestigious street in Arcachon, 300 meters from the beach in a quiet area and close to Le Moulleau.

The villa comprises an entrance hall, a dining room, a kitchen, 6 bedrooms, 4 shower rooms and a magnificent dovecote.

A garage and a swimming pool complete the property.  
Charming villa with period features preserved.

Large landscaped grounds.

DPE: 332 (F)

GES: 74 (F)

Estimated annual energy costs between €5,810 and €7,910.

Agency fees payable by the buyer.

Sale price €3,350,000 including €150,000 in fees.

For more information contact Arnaud Fourton, Independent Sales Agent

RSAC No.: 833 157 878 RCP No.: AACI/8431/13054.

Find all our properties on IMMOBA.

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

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	267.0 m <sup>2</sup>	NB de pièces :	9 rooms
NB de chambres :	6 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)

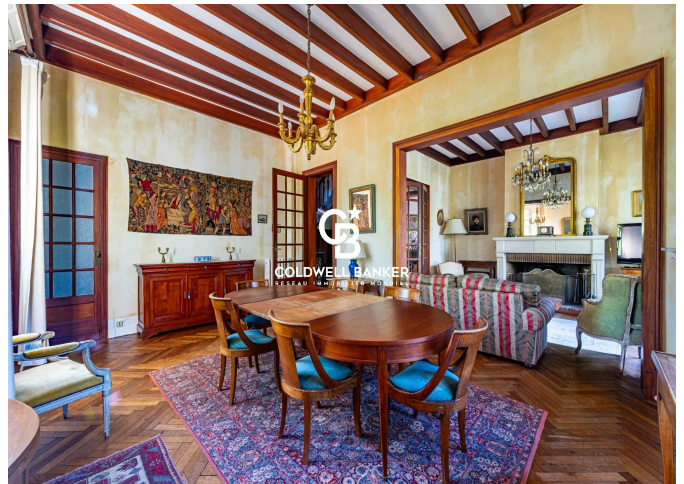
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : F 332

Indice d'émission de gaz à effet de serre (GES) : F 74



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



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



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