

Maison Arcachon 272 m<sup>2</sup>

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PRIX DE VENTE : 3 930 000 €

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

## DESCRIPTION

PEREIRE / VILLE DE PRINTEMPS - Located on one of Arcachon's most sought-after streets, just 200 m from the beach and shops, magnificent new architect-designed villa in a quiet setting.

The villa comprises a large living room with an open kitchen opening onto a covered terrace. It features a second lounge, four master suites, an office and a large adjoining garage.

Outside, a large terrace extends the living space and leads to a swimming pool.

Agency fees are payable by the buyer.

DPE: 35 (A)

GES: 1 (A)

Estimated amount of annual energy expenses for standard use: between €930 and €1,300 per year.

For more information contact Arnaud Fourton, Independent Commercial 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 :	272.0 m <sup>2</sup>	NB de pièces :	7 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)

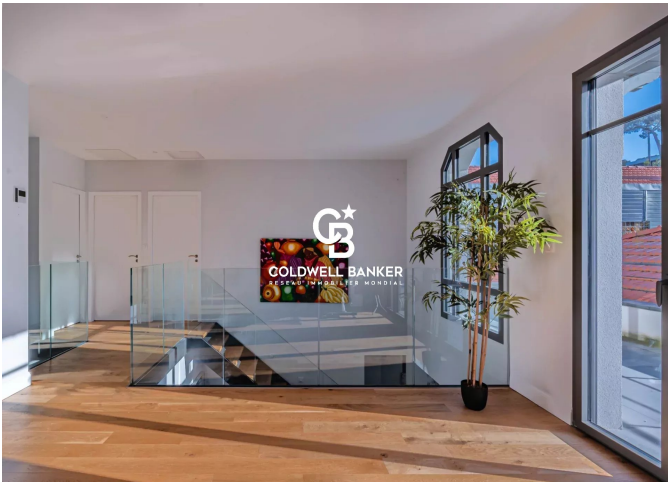
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 35

Indice d'émission de gaz à effet de serre (GES) : A 1



**COLDWELL BANKER**  
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