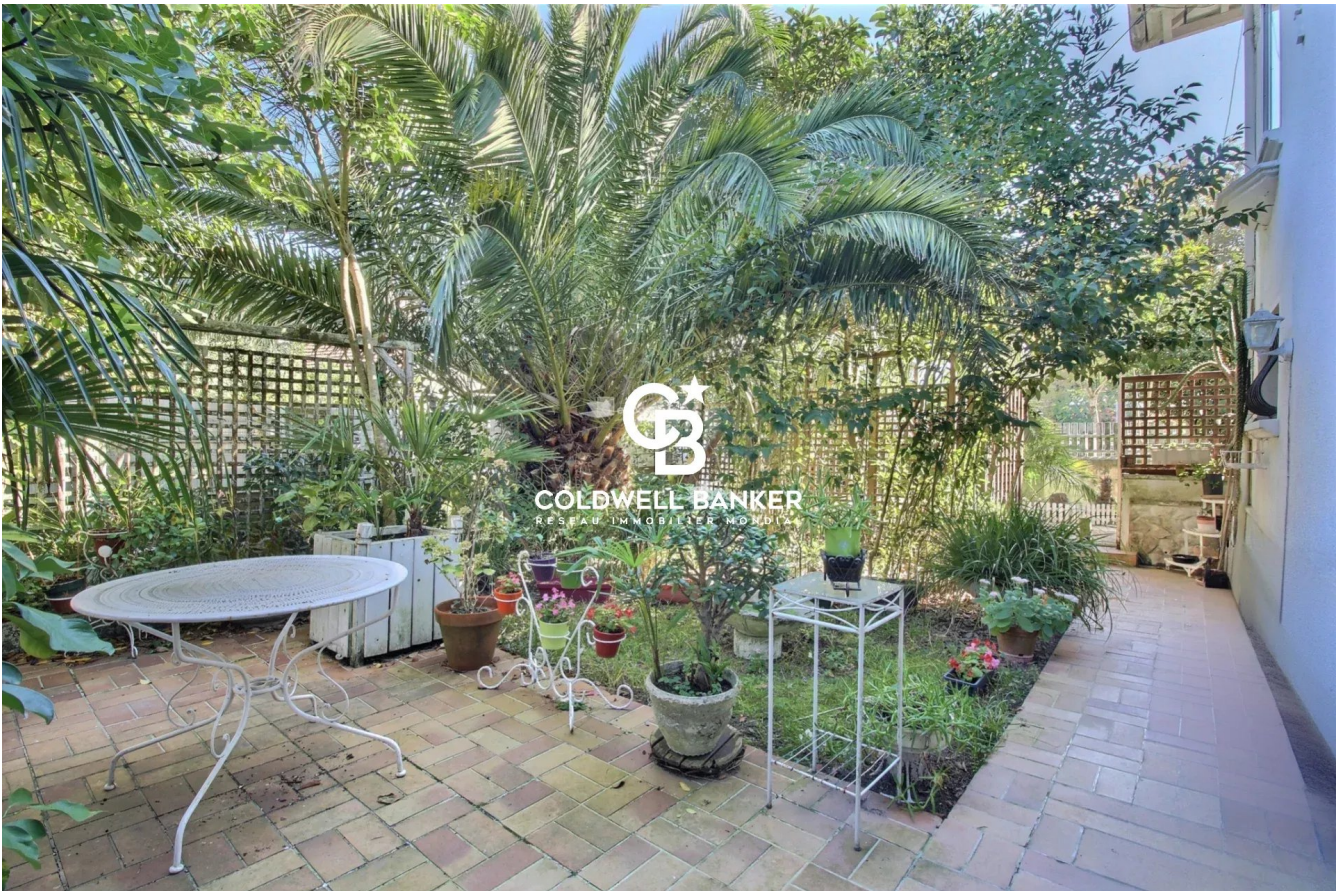


Maison Arcachon 296 m<sup>2</sup>

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PRIX DE VENTE : 1 239 900 €

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

## DESCRIPTION

Discover the full potential of this generously sized home located in the authentic Aiguillon district, just 200 metres from shops and amenities.

With its original charm and flexible layout, this property offers a fantastic foundation to bring your project to life—whether you're seeking a primary residence, rental investment (with potential for subdivision), or a space to practice a liberal profession.

The home is spread over two levels:

On the ground floor: a living room, separate kitchen, two bedrooms, laundry room, and utility room

Upstairs: a spacious hallway leads to a large lounge, three bedrooms, and two shower rooms

Outdoors, enjoy a private, leafy terrace—a peaceful extension of the living spaces, ideal for relaxing or entertaining.

A rare find thanks to its prime location, volumes, and many development possibilities.

Book your visit today!

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	296.0 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)

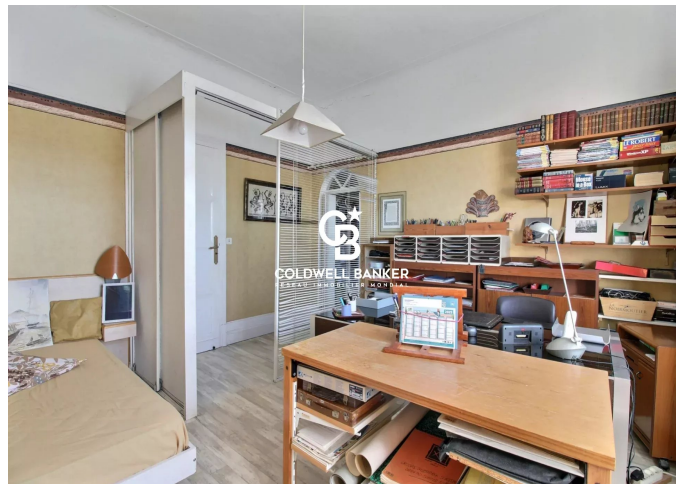
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 220

Indice d'émission de gaz à effet de serre (GES) : D 47



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



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



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