

Maison Arcachon 304 m<sup>2</sup>

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PRIX DE VENTE : 1 890 000 €

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EXCLUSIVITÉ

## DESCRIPTION

In one of the most sought-after and iconic districts of Arcachon, Ville de Printemps, just steps from Pereire Beach and the Chapelle neighborhood's shops, this character-filled home of approximately 300 m<sup>2</sup> offers an exceptional living environment.

On the ground floor, you'll find a double reception room with a spacious dining area, an independent kitchen, and a bedroom with its own bathroom.

Upstairs, a landing leads to three bedrooms—one with a balcony—and two bathrooms.

The top floor features a bedroom with balcony and sea glimpse, a shower room, and two additional rooms that can be used as children's bedrooms or combined to create another full bedroom on this level.

The garden level includes four bedrooms, a bathroom, and a second kitchen.

Generous volumes, high ceilings, and large windows give this home remarkable brightness and undeniable charm. The property opens onto a south-facing, tree-filled garden of over 1,500 m<sup>2</sup>.

A garden shed and a 30 m<sup>2</sup> garage with storage space complete this exceptional property.

Energy rating: F (393.87 kWhEP/m<sup>2</sup>/year)

GHG rating: F (87 kg CO<sub>2</sub>/m<sup>2</sup>/year)

Estimated annual energy costs: between €8,400 and €11,400

Sale price: €2,380,000

Agency fees of €110,000 (4.8%) payable by the buyer

For more information, contact Daria VLASOVA, Independent Sales Agent

RSAC No. 883 973 448 – RCP No. MMA127100479

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Information regarding natural, mining, or technological risks for this property 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 : | 304.0 m <sup>2</sup> | NB de pièces : | 14 rooms |
| NB de chambres : | 9 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)

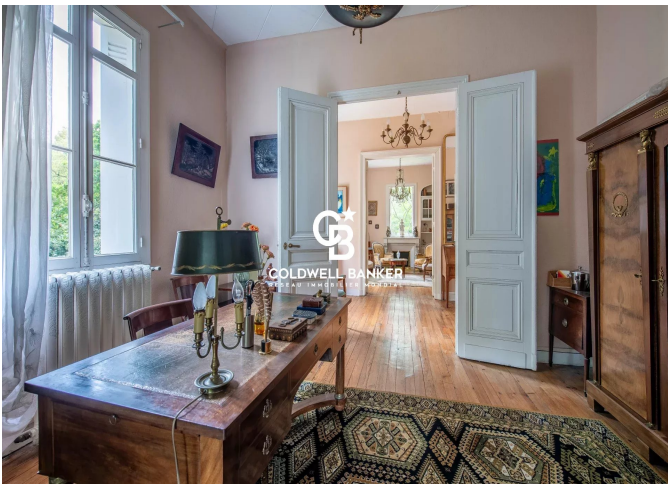
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : F 393

Indice d'émission de gaz à effet de serre (GES) : F 87



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