

Maison Arcachon 356 m<sup>2</sup>

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PRIX DE VENTE : 2 990 000 €

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## DESCRIPTION

This magnificent family home, fully renovated in 2022, is ideally located just a few steps from Pereire Beach.

The property features a vast 97 m<sup>2</sup> dual-aspect living and dining room, filled with natural light and offering unobstructed views, with access to two terraces.

It offers five spacious bedrooms, including a superb primary suite, as well as a TV room and a games room that can easily be converted into additional bedrooms.

The landscaped garden includes a heated Bali stone pool.

A carport equipped with an electric vehicle charging station, along with several parking spaces, completes this exceptional property.

Energy performance:

DPE: 84.2 kWhEP/m<sup>2</sup>/year (B) / GES: 2 kg CO<sub>2</sub>/m<sup>2</sup>/year (A)

Estimated annual energy costs: between €1,800 and €2,520

Price: €3,245,000 (agency fees included), including €145,000 in agency fees (4.6%) payable by the buyer.

For further information, please contact Daria VLASOVA, Independent Sales Agent  
RSAC No. 883 973 448 – RCP No. MMA127100479.

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 :	356.0 m <sup>2</sup>	NB de pièces :	12 rooms
NB de chambres :	6 bedrooms				

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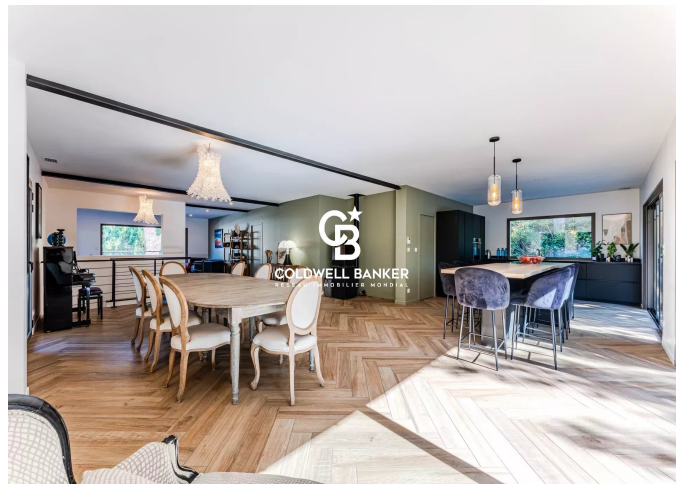
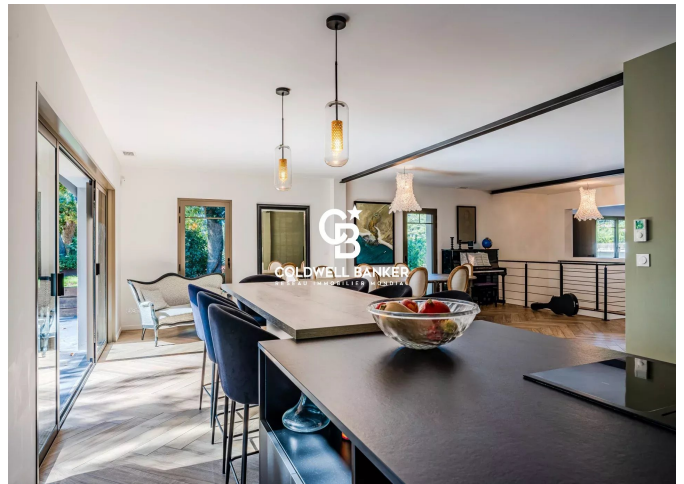
Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 84



**COLDWELL BANKER**  
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