

Maison Arcachon 370 m²



PRIX DE VENTE : 3 850 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR



COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

In the heart of the highly sought-after Ville d'Hiver, this exceptional residence built in 1889 embodies the timeless elegance of Belle Époque architecture. A true testament to the local architectural heritage, this rare property extends to approximately 370 m² and charms with its majestic volumes, historic character and very high-end contemporary amenities.

Upon entering, the house reveals superb reception rooms including a living room, a dining room, and a sumptuous glazed gallery of about 40 m², bathed in natural light and opening onto the garden. An independent, elegantly fitted kitchen opens onto a terrace providing additional outdoor living space.

The first floor comprises three bedrooms, including a suite with a bathroom opening onto a terrace of about 40 m², a true belvedere over the landscaped garden. A separate shower room completes this level. The second floor offers three further bedrooms, a laundry room, and a separate shower room, providing a sleeping area perfectly suited to a large family or to a prestigious residence project or a private guesthouse.

The property also features an exclusive wellness area, including an equipped gym, a sauna, a hammam, as well as a cellar. A dedicated technical area houses all the equipment (heating, ventilation, sports and wellness installations), ensuring comfort, performance and discretion.

Outside, a beautifully landscaped garden surrounds the property and includes an 11 x 5 m swimming pool, enhanced by an additional overflow basin, creating an exceptional, intimate and refined environment. A garage completes this rare ensemble.

A perfect union of heritage, elegance and contemporary lifestyle, this residence represents a unique opportunity on the luxury real estate market, in immediate proximity to the beaches and amenities.

Price: €3,850,000 HAI

Diagnostics: EPC D (217 kWhEP/m²/year), GEHG C (26 kg CO₂e/m²/year)

Estimated annual energy costs for the dwelling: between €4,930 and €6,740 per year

Full dossier with photos available on request.

For more information, contact Claire d'Orglandes.

Independent commercial agent.

RSAC: 792 634 016 - RCP: 79043053.

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: perisrisques.com
281 boulevard de la Côte d'Argent
France, 33120, Arcachon



TÉL : +33557158881
immoba@coldwellbanker.fr

CARACTÉRISTIQUES

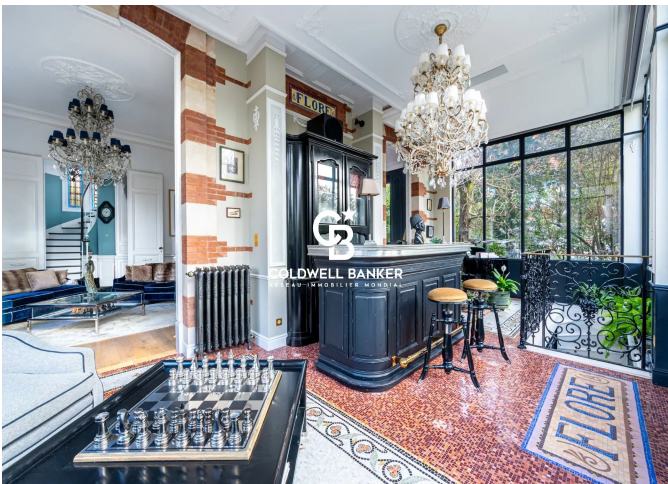
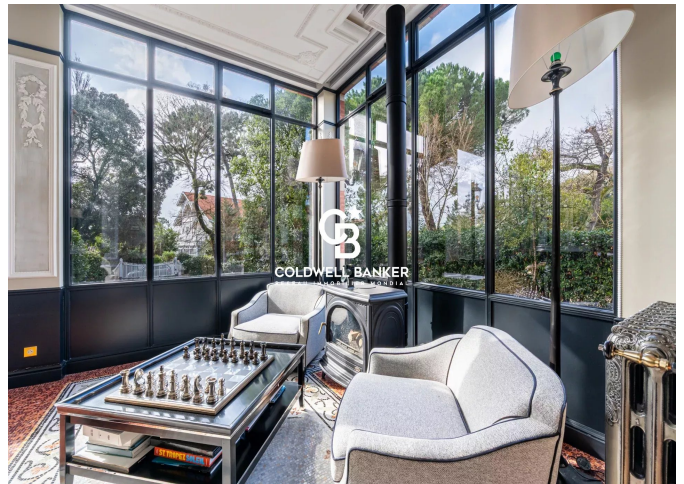
Type de bien :	Maison	Surface :	370.0 m ²	Taxe foncière :	€3.00
NB de pièces :	10 rooms	NB de chambres :	6 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE



COLDWELL BANKER
EUROPA REALTY



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



TÉL : +33557158881
immoba@coldwellbanker.fr