

Maison Arcachon 134 m²



PRIX DE VENTE : 1 672 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Tucked away at the edge of the forest and hidden from view, this stunning wood-clad villa offers 134 m² of beautifully renovated living space with generous volumes and refined finishes.

Boasting ceilings up to 5 meters high, every room in the main house features impressive volumes and exposed traditional timber framing. Flooded with natural light thanks to its East/West orientation, the spacious living area is both warm and inviting.

The main house includes three bedrooms, including a master suite, plus a second shower room. An independent suite offers privacy and comfort for guests.

Set within landscaped grounds with open views over the pine forest, the outdoor space includes a heated 7x3m pool, pétanque court, solarium, and a covered terrace ideal for seasonal meals.

A 19 m² garage, ready to be converted, and two garden sheds provide ample storage for bikes and tools.

This home is a true slice of paradise in a privileged Pyla setting.

Energy rating: D (202 kWh/m²/year)

GHG rating: B (9 kg CO₂/m²/year)

Estimated annual energy costs: €2,130 – €2,930

Sale price: €1,672,000 (agency fees included)

Agency fees of €72,000 (4.5%) are payable by the buyer

For more information, contact Céline HARTENSTEIN, Independent Sales Agent
RSAC No. 987 559 929 – RCP No. 127 100 479

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Risk information available upon request or at www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	134.0 m ²	Taxe foncière :	€2.00
NB de pièces :	5 rooms	NB de chambres :	4 bedrooms		

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

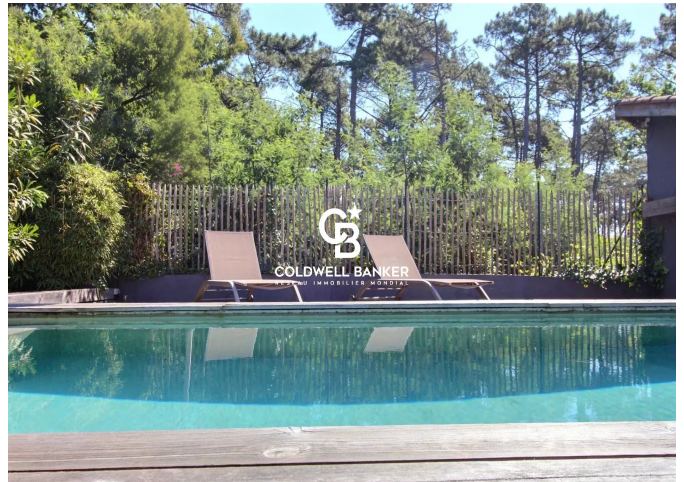
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 202

Indice d'émission de gaz à effet de serre (GES) : B 8



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