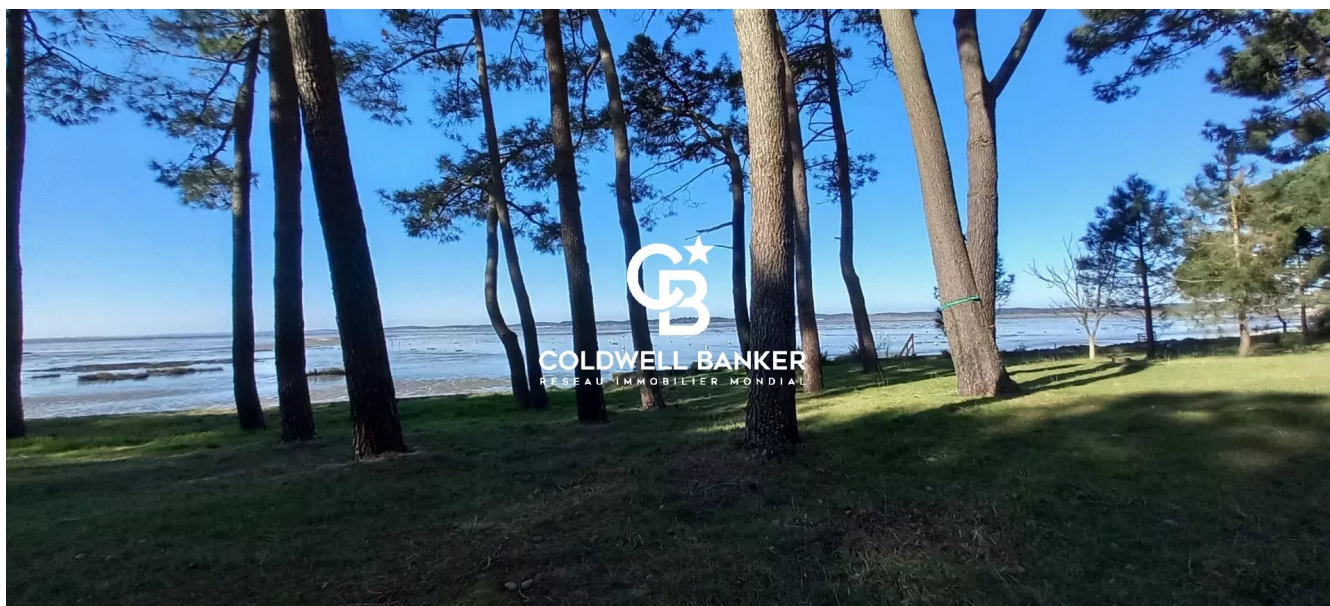


Maison Arès 100 m²



PRIX DE VENTE : 1 680 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker ImmoBa Realty presents, on the first line in Arès, this 100 m² family home — one of the rare properties offering an uninterrupted 180-degree panoramic view of the Arcachon Bay.

Built on a concrete slab, the house requires renovation and may only be extended by adding an upper floor. It also includes a fully fitted 40 m² outbuilding.

The property opens directly onto the beach, offering an exceptional waterfront lifestyle with stunning Bay views framed by the pine trees.

The land allows for the construction of a swimming pool, either on the north or south side of the villa.

Located in a PPRSM “white zone” (low-risk area), the house is elevated, features an 18-metre-wide perret (traditional raised structure), and is fully protected from rising water levels.

Energy performance:

DPE F (347 kWh/m²/year) – GES C (14 kg CO₂/m²/year)

Estimated annual energy costs: between €3,110 and €4,250

Energy audit in progress.

Information on the natural, mining or technological risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

Price: €2,028,640 (agency fees included).

Agency fees of €96,601 (5%) are payable by the buyer.

For more information, please contact Laurence PERIN, enregistrée au RSAC sous le numéro 488 816 211

Find all our properties on IMMOBA.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	100.0 m ²	NB de pièces :	5 rooms
NB de chambres :	3 bedrooms				

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

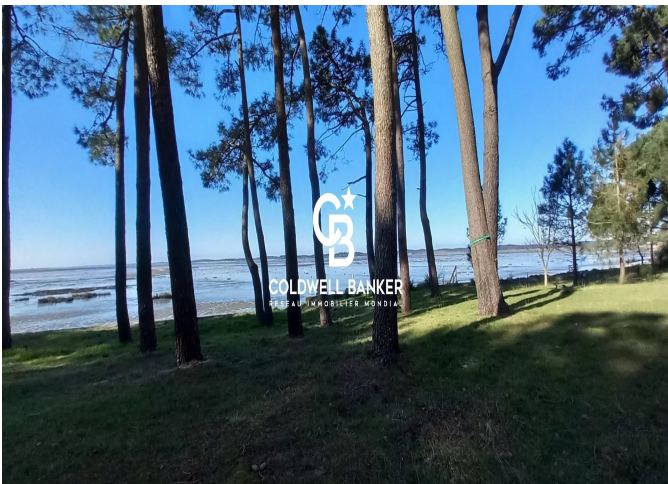
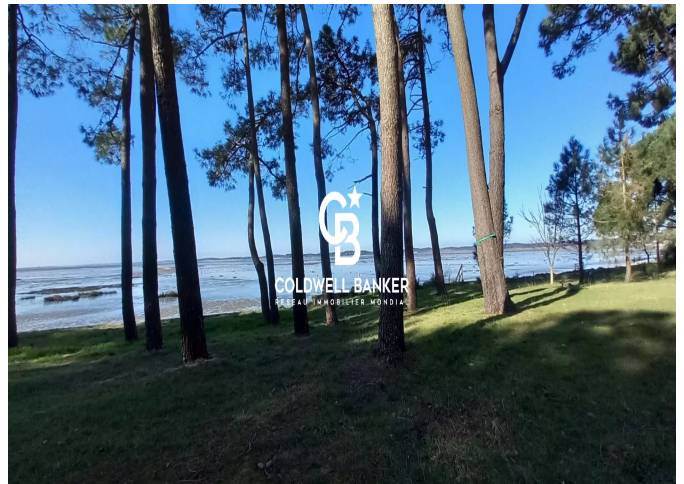
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : F 347

Indice d'émission de gaz à effet de serre (GES) : C 14



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