

Maison Arès 185 m²



PRIX DE VENTE : 1 134 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty

– Andernos-les-Bains Agency presents this exceptional 185 sqm timber-frame villa in Arès – Heated swimming pool – Quiet and sought-after area.

Located in Arès, in a peaceful residential setting, this superb contemporary timber-frame villa (recent construction) stands out for the quality of its features and its generous living spaces.

A bright interior with premium features

From the moment you enter, you discover a magnificent light-filled living area enhanced by a cathedral ceiling, offering both volume and elegance.

The open-plan kitchen blends perfectly with the lounge and dining area, creating an ideal space for entertaining.

Comfort is guaranteed with:

Solid hardwood flooring throughout the house (except bathrooms and shower rooms)

Pellet stove providing soft, energy-efficient heating

Home automation system for everyday convenience

Excellent energy performance rating (Energy Rating A)

An ideal sleeping area for a large family or guest accommodation project

The house offers 185 sqm of living space including:

6 bedrooms, including a beautiful 27 sqm master suite

3 shower rooms

Optimized layout and seamless circulation throughout

Outdoor spaces designed for relaxation

Set on a private 980 sqm plot with no overlooking neighbors, the property offers an exceptional living environment featuring:

Large covered wooden terrace

Heated swimming pool with electric cover

Pétanque court for convivial moments with family and friends

37 sqm garage with mezzanine, ideal for storage or workshop use

This turnkey villa, with refined finishes and high-quality amenities, is perfect as either a primary or secondary residence, close to the Bay of Arcachon and local amenities, while benefiting from a peaceful environment.

Information regarding potential risks to which this property may be exposed is available on the official website: Géorisques

Price

€1,134,000 agency fees included (5% buyer's fees incl. VAT, i.e. €54,000 incl. VAT)

Net seller price: €1,080,000

For more information, please contact:

Christine HAUER – RSAC No. 494 327 679 – Professional Liability Insurance No. 25032648

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	185.0 m ²	Taxe foncière :	€2.00
NB de pièces :	7 rooms	NB de chambres :	5 bedrooms		

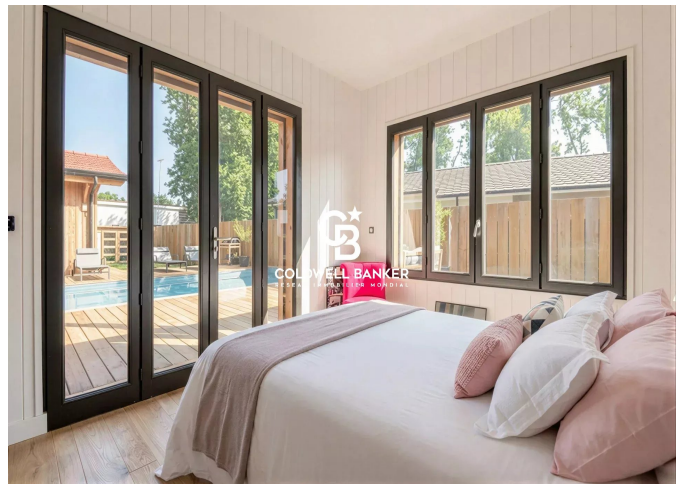
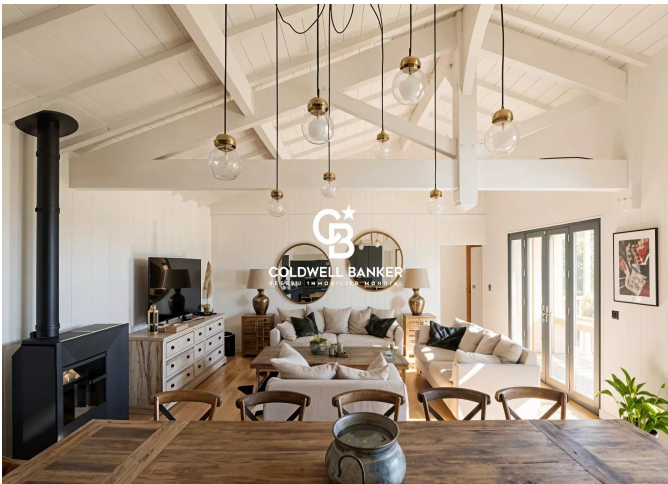
Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 50



COLDWELL BANKER
EUROPA REALTY



182 boulevard de la République
France, 33510, Andernos-les-Bains



TÉL : +33556269214
immoba@coldwellbanker.fr