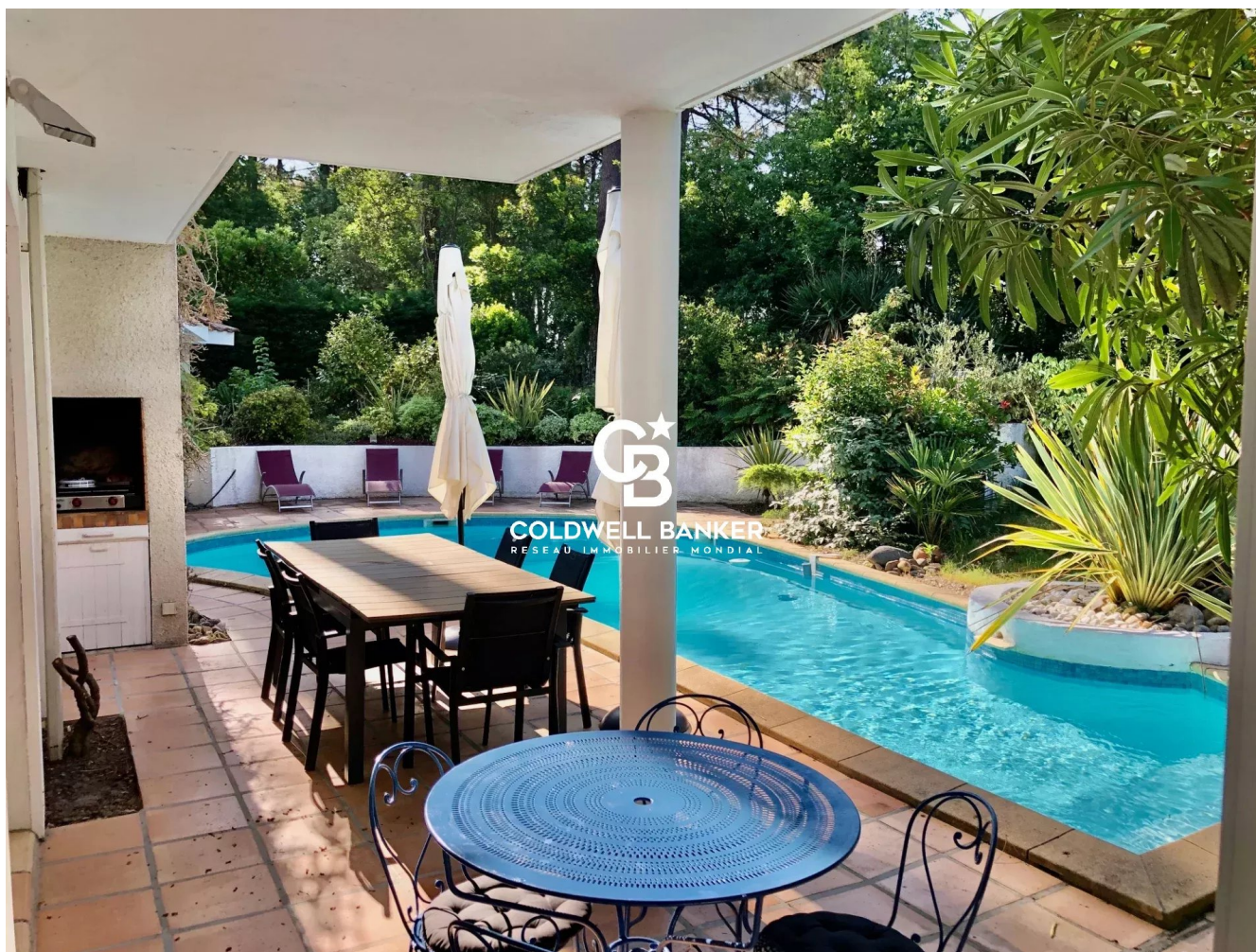


Maison Biscarrosse 220 m²



PRIX DE VENTE : 1 280 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

BISCARROSSE - GOLF DISTRICT

Coldwell Banker Immoba Realty – Arcachon Agency

In a prime location at the heart of the Biscarrosse Golf Course and just steps from the lake, discover this beautiful family home of over 220 sqm featuring:

Ground Floor:

An entrance hall, a split-level living/dining room with a conversation pit around the fireplace, a fully equipped enclosed kitchen, a pantry, and a utility room leading to a double garage. Also on this level: a master suite with bathroom and walk-in closet, and separate WC.

First Floor:

A mezzanine, four bedrooms (one with its own bathroom), a shower room, and separate WC. Three of the bedrooms open onto either a balcony or terrace.

Exterior:

A 14 sqm outbuilding (declared habitable – with water, electricity, and heating), ideal as a studio, workshop, or guest room. A freeform, south-facing heated chlorine pool, a 15 sqm wine cellar with direct access from the house, and a double garage of approx. 32 sqm with mezzanine.

The beautifully landscaped garden of over 1,150 sqm blends perfectly into the peaceful and natural setting of the golf course, offering an exceptional sense of serenity.

The house is equipped with automatic irrigation (not from a borehole, but connected to lake water via a specific subscription without wastewater fees). Ducted air conditioning and heating system with smart controls in all bedrooms.

This property is full of charm and character and located in a truly privileged setting. It is rated 4 stars by the local Tourism Office and offers excellent rental income potential if you wish to use it as a secondary residence and rent it out when you're not there.

Full dossier available upon request.

Don't wait – contact me to arrange a visit to this hidden gem:

Stéphanie GUEBEL – Independent Commercial Agent

RSAC 892 794 124 – RCP 127 100 479

Energy performance:

DPE C (129 kWhEP/m²/year), GES C (16 kgCO₂/m²/year)

Estimated annual energy costs: €2,610 – €3,600

Asking price: €1,280,000 including agency fees (€60,000 incl. VAT, 4.92% buyer's commission).

View all our listings at IMMOBA.

Information on the risks this property is exposed to is available on request or at:

www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	220.0 m ²	Taxe foncière :	€1.00
NB de pièces :	6 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

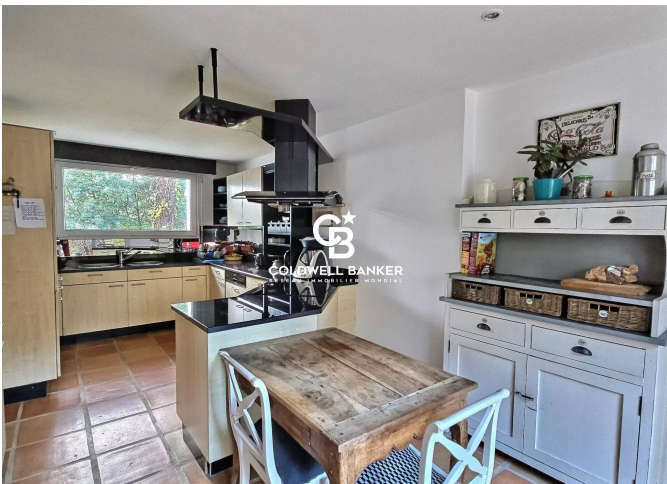
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 129

Indice d'émission de gaz à effet de serre (GES) : C 16



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