

Maison Arcachon 135 m²



SALE PRICE : 1 590 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Located in the sought-after Abatilles district, this single-story Villa Gaume of approximately 135 m² has been carefully renovated, combining comfort with high-quality finishes.

It features a bright and spacious living area, perfect for entertaining, along with an independent, fully fitted kitchen that opens onto a west-facing terrace.

The sleeping area comprises three bedrooms with built-in storage, offering a practical and comfortable living environment.

Two modern bathrooms and two separate toilets complete the interior layout.

Outside, the well-maintained landscaped garden provides a peaceful and pleasant setting. The wooden terrace extends the living space, while the heated swimming pool allows you to fully enjoy the warmer months.

An 8 m² garden shed adds additional storage and completes the property's features.

A highly desirable address for a ready-to-move-in home in a privileged location in Arcachon.

Fees: seller-borne

Energy Performance Certificate (DPE): 227 kWhEP/m²/year (D)

Greenhouse Gas Emissions (GES): 1 kg CO₂/m²/year (D)

For more information about this exceptional property, please contact Marina Tonneau.

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Information about risks affecting this property is available on request or on the Géorisques website:
www.georisques.gouv.fr

FEATURES

Property type:	Maison	Area:	135.0 m ²	Property tax:	€1.00
Number of rooms:	5 rooms	Number of bedrooms:	3 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 227

Greenhouse gas emissions (GHG) index: D 48

