

Maison Arcachon 142 m²



PRIX DE VENTE : 1 250 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

This warm and inviting villa is in excellent condition, ideally located near the town center, schools, and sports facilities.

It features a spacious living/dining area with an open-plan kitchen, three bedrooms, and two bathrooms, offering comfort and practicality for everyday living.

A large garage completes the property.

Energy rating: D (231 kWh/m²/year)

GHG rating: B (7 kg CO₂/m²/year)

Estimated annual energy costs: €2,340 – €3,210

Sale price: €1,295,000

Including €52,000 in agency fees (4.18%), payable by the buyer

For more information, contact Arnaud Fourton, Independent Sales Agent

RSAC No. 833 157 878 – RCP No. AACI/8431/13054

Discover all our listings on IMMOBA.

Information regarding natural, mining, or technological risks for this property is available at:

www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	142.0 m ²	NB de pièces :	4 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

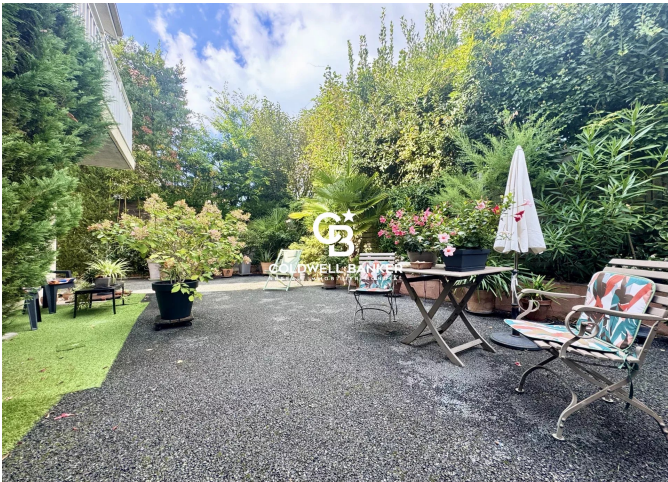
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 231

Indice d'émission de gaz à effet de serre (GES) : B 7



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