

Maison Arcachon 151 m<sup>2</sup>

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PRIX DE VENTE : 1 165 000 €

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## DESCRIPTION

Ideally located in the heart of Ville d'Automne, within immediate proximity to the Saint-Elme school and shops, this five-room townhouse charms with its generous proportions and abundant natural light.

The living area, enhanced by a cathedral ceiling and nearly 6 metres of ceiling height, opens onto a light-filled patio, a true extension to the outdoors.

The house offers four bedrooms, one on the ground floor and three upstairs, as well as a pleasant terrace on the first level.

Two staircases currently serve the upper floors, with the possibility of installing an elevator in place of one of them if required.

A garage and an additional parking space in front of the house complete this rare property.

Contact Juliette Rivière for more information.

DPE C (167) GES B (6)

Estimated annual costs: between €2,310 and €3,190 per year.

Sale price: €1,165,000

Fees payable by the seller.

For more information, contact Juliette RIVIERE

Independent Sales Agent

RSAC No. 991 931 205 RCACO-25-032993

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Information on the risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr)

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	151.0 m <sup>2</sup>	NB de pièces :	5 rooms
NB de chambres :	4 bedrooms				

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

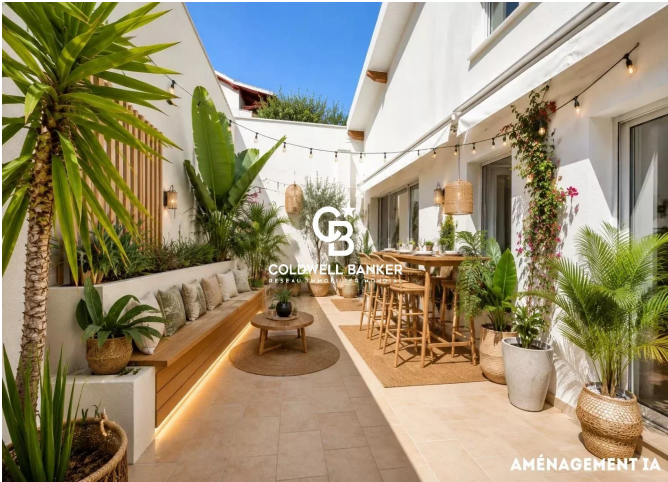
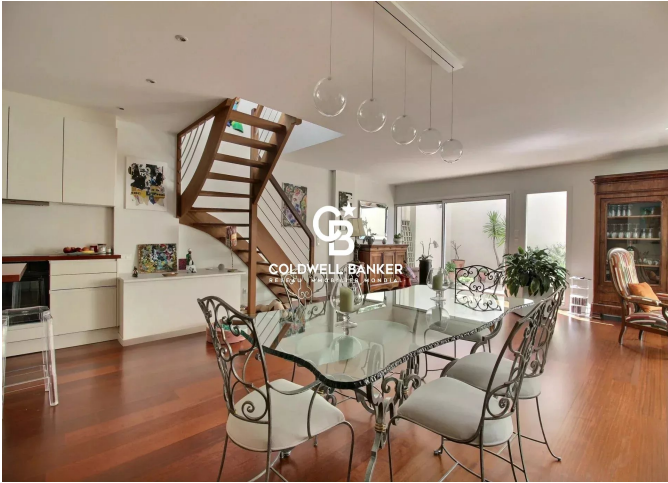
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 167

Indice d'émission de gaz à effet de serre (GES) : B 6



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