

Maison Arcachon 155 m²



SALE PRICE : 1 895 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

In Arcachon, this contemporary villa of approximately 155 m² of living space extends over a 612 m² plot. In excellent condition, it requires no work and offers quality finishes in an intimate setting.

The ground floor is organized around a bright living room open to the kitchen, enhanced by a generous ceiling height and exposed wooden beams.

Large glass doors extend the living area onto the wooden terrace and the pool.

On the garden level, three well-sized bedrooms, two shower rooms and a laundry room make up a practical and well-thought-out sleeping area for a family.

Outside, the enclosed, tree-filled garden preserves the privacy of the place. The pool, integrated into the terrace, completes the property.

€1,895,000 — Fees payable by the buyer included (4.12%).

Floor plan, full file and viewings by appointment with Arnaud Fourton.

Arnaud Fourton, Independent Sales Agent

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

Find all our properties on IMMOBA.

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

DPE A (48) GES A (1)

Estimated annual costs: between €750 and €1,070 per year.

FEATURES

Property type:	Maison	Area:	155.0 m ²	Number of rooms:	4 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): A 48

Greenhouse gas emissions (GHG) index: A 1

