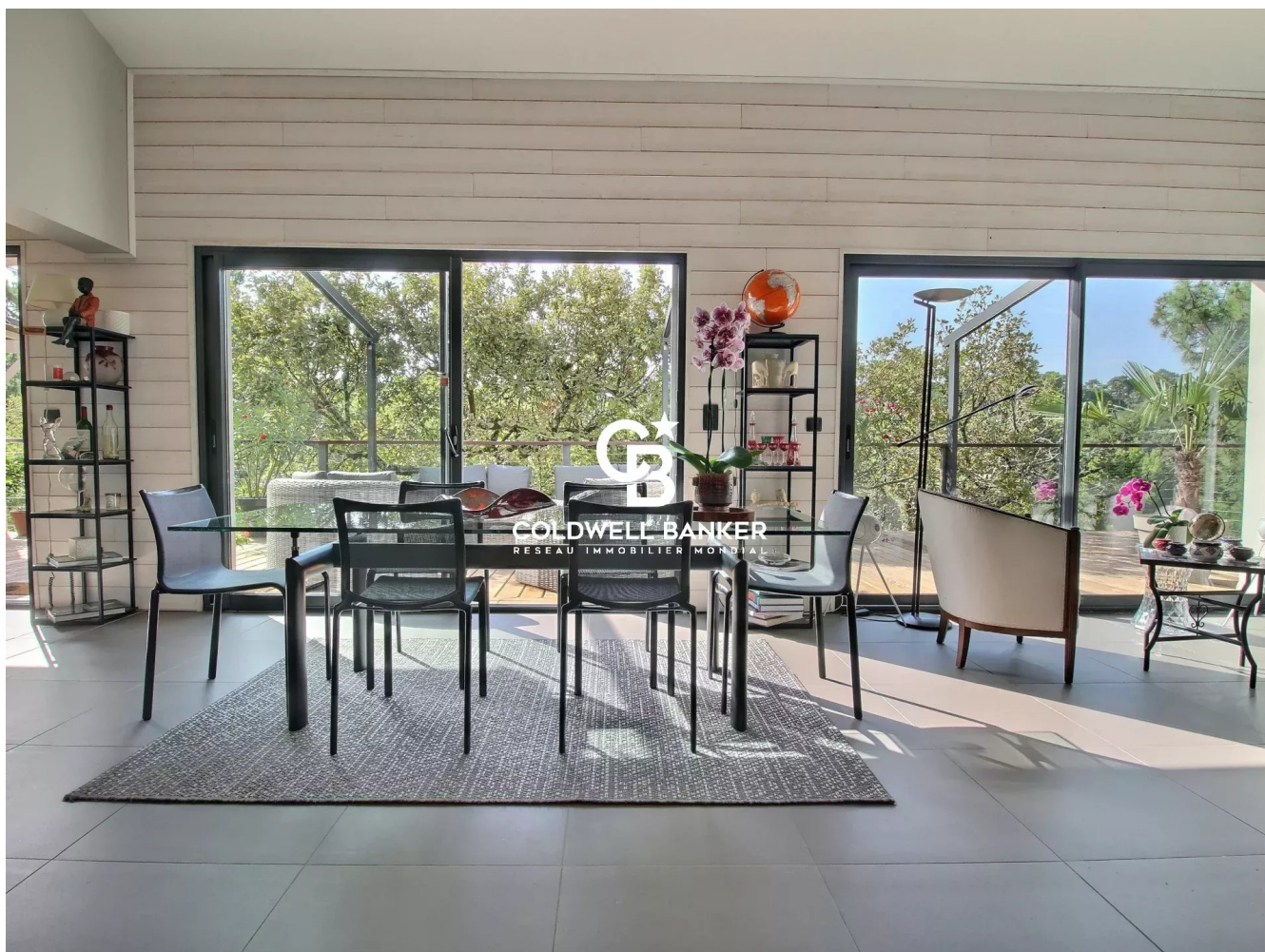


Maison Arcachon 170 m²



PRIX DE VENTE : 1 620 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

ABATILLES district, on the edge of Domaine de la Forêt – Set in a privileged location and an elevated position, this stunning contemporary house with high-end finishes will captivate you with its comfort and brightness, just 1.5 km from Pereire Beach and 500 m from local shops.

Bathed in natural light, it offers a spacious 60 m² living area comprising a living room, dining area, and open-plan kitchen, plus a utility room, opening onto a splendid 100 m² sun-drenched terrace with unobstructed views over the pine forest, equipped with a bioclimatic pergola. There is also the possibility of installing a large jacuzzi.

The sleeping area, located on the lower floor, includes 4 bedrooms, including a beautiful master suite of approximately 25 m², all opening onto a pleasant 50 m² terrace.

A garage and laundry room complete this rare property, where comfort, modernity, and elegance come together perfectly.

Energy rating: C (173)

GHG rating: B (6)

Estimated annual energy costs for standard use: €2,410 – €3,320

Agency fees payable by the seller.

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

Discover all our listings on IMMOBA.

Information on the risks to which this property may be exposed is available upon request or on the Géorisques website: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	170.0 m ²	Taxe foncière :	€2.00
NB de pièces :	6 rooms	NB de chambres :	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

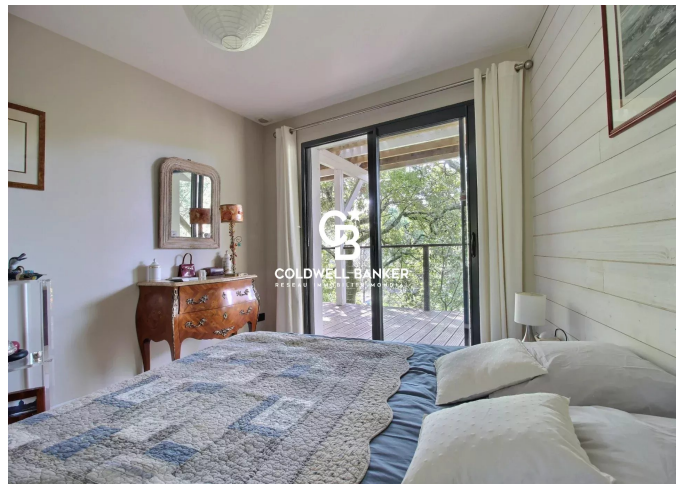
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 173

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



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