

Maison Arcachon 193 m²



PRIX DE VENTE : 1 775 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Located in Arcachon, this beautiful family villa of approximately 200 m² enjoys a privileged location just a few steps from the beach.

Set on a 650 m² plot, it offers a peaceful and green environment.

Spread over three levels, the villa provides an ideal layout for comfortable family living. The bright living area opens onto a south-facing landscaped garden, perfect for enjoying sunny days.

A double garage and a 70 m² workshop/laundry room complete the property, offering the potential to create an additional bedroom or a family room.

Rare on the market, this property is a unique opportunity.

Energy rating: C (120 kWh/m²/year) – GHG: A (4 kg CO₂/m²/year)

Agency fees borne by the seller.

For more information, contact Arnaud Fourton, Independent Real Estate Agent.

RSAC: 833 157 878 / RCP: AACI/8431/13054

All our listings are available on IMMOBA.

Risk information for this property is available at: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	193.0 m ²	Taxe foncière :	€3.00
NB de pièces :	8 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

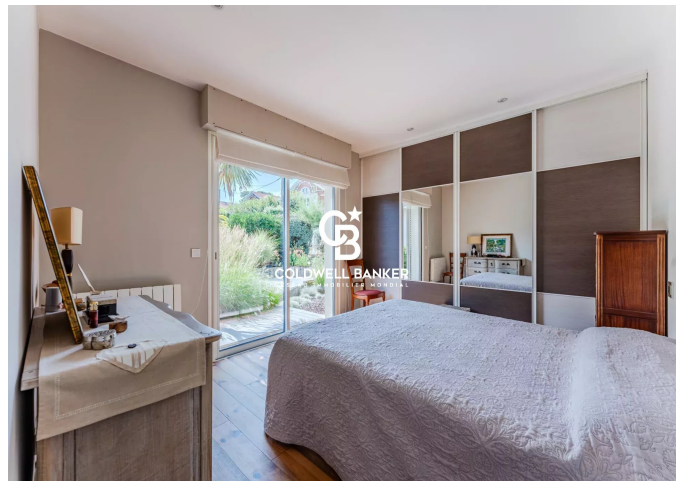
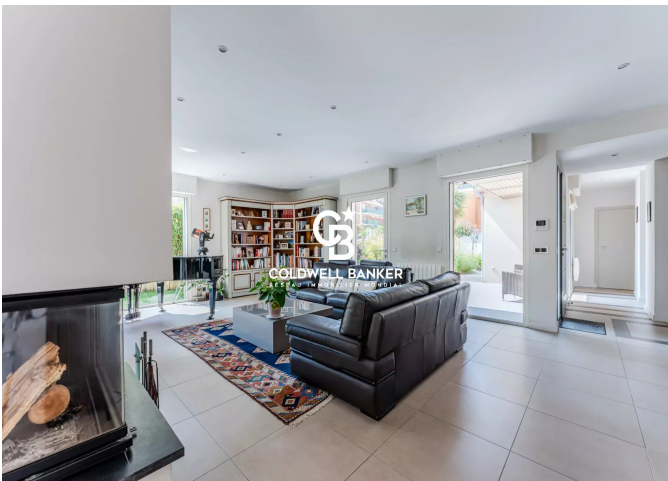
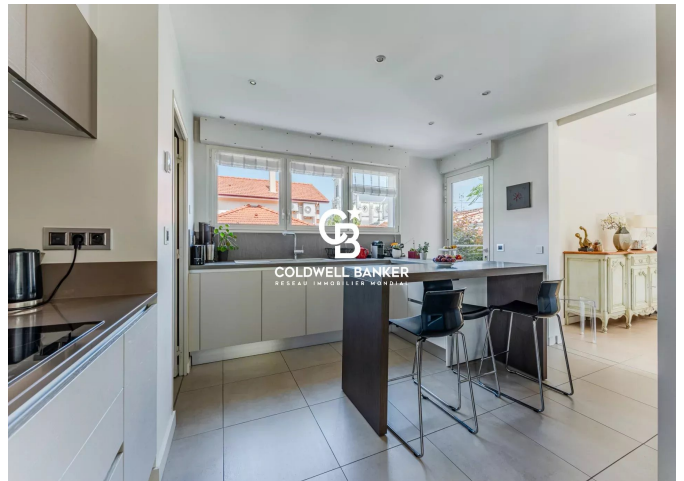
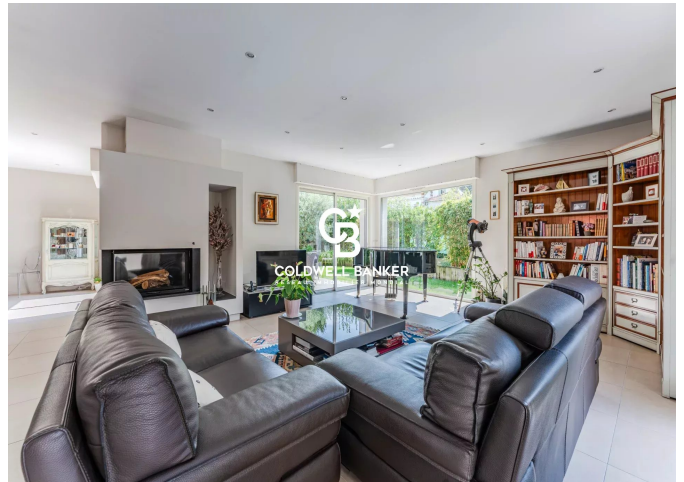
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 120

Indice d'émission de gaz à effet de serre (GES) : A 4



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