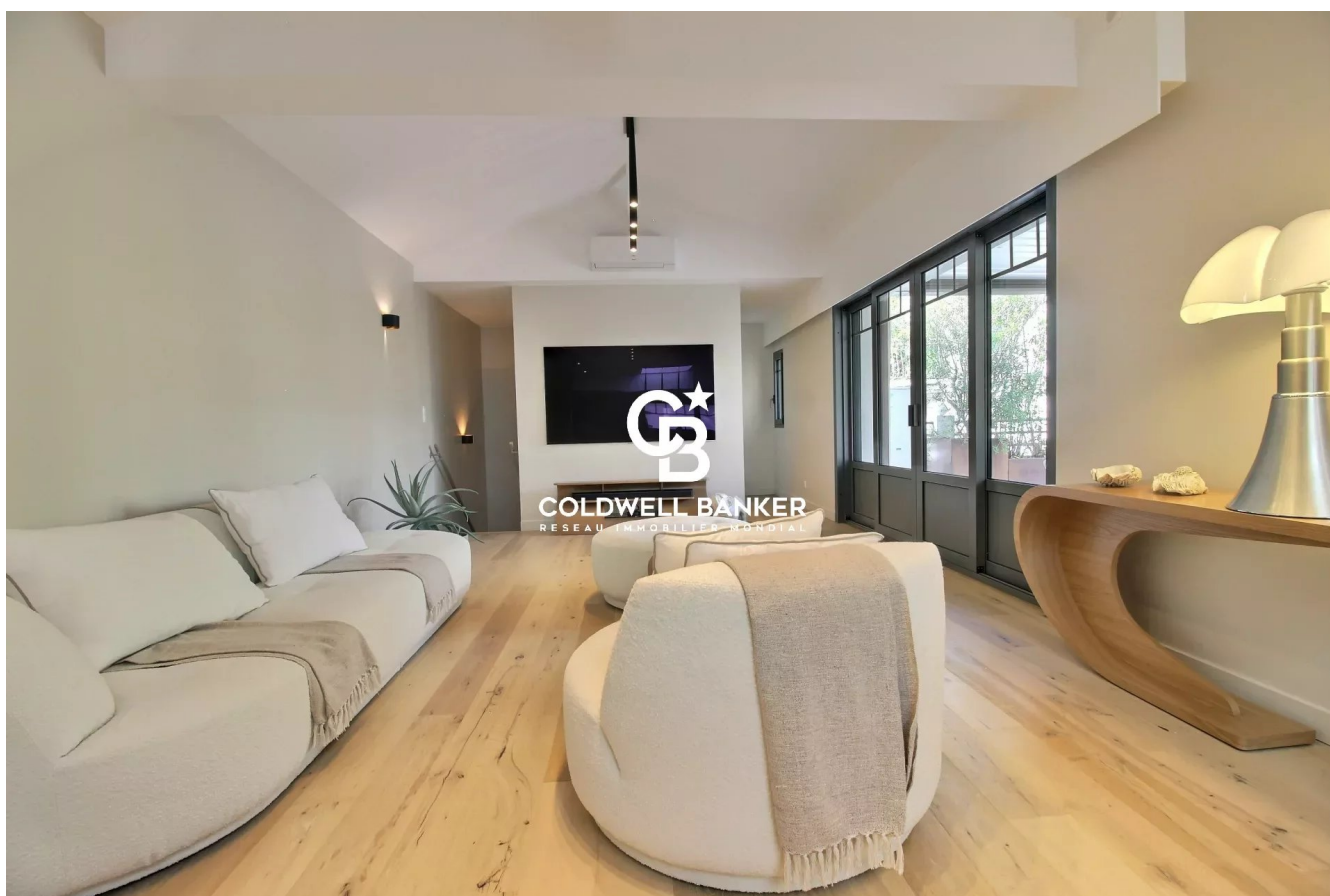


Maison Arcachon 197 m²



PRIX DE VENTE : 1 990 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

If you dream of combining the vibrancy of city-center living—with every amenity just a short walk away—while enjoying peace, tranquility, and immediate access to the beach, this exceptional townhouse is made for you.

Fully renovated using top-quality materials, the property seamlessly blends elegance with durability. Every detail has been thoughtfully selected—from noble wood flooring to high-end fixtures—ensuring a rare and lasting level of comfort.

Spacious and flooded with natural light, the home features large open-plan areas, perfect for relaxing or entertaining, all set within a serene environment. Its prime location, just steps from the beach, makes it a true haven where you can fully embrace a refined coastal lifestyle.

Discreet from the outside, the house gradually reveals its many exceptional features and unique charm. Highlights include a gym with sauna, an elevator, a large garage, and a terrace with a bioclimatic pergola, providing the ultimate in comfort and convenience.

Fees payable by the seller

Energy rating: DPE A (62 kWh/m²/year) – GES A (1 kg CO₂/m²/year)

For more information, contact Marina TONNEAU.

Discover all our properties on IMMOBA.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	197.0 m ²	Ascenseur :	Oui
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

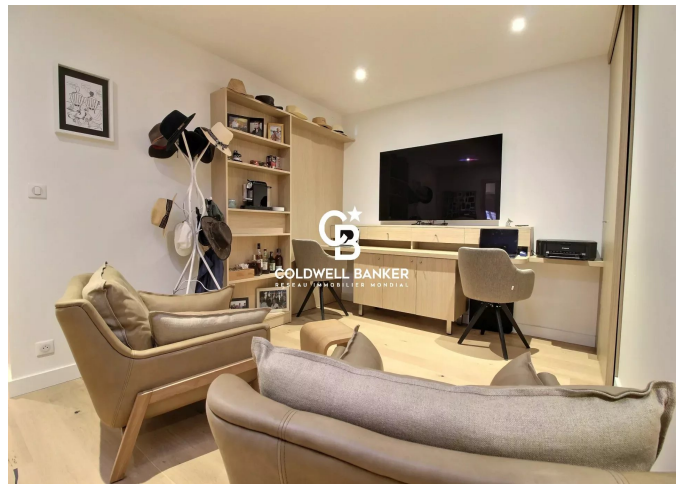
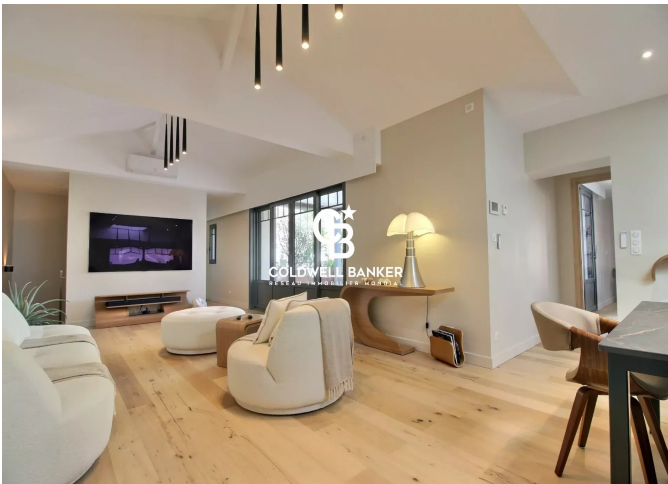
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 62

Indice d'émission de gaz à effet de serre (GES) : A 1



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