

Maison Arcachon 200 m²



PRIX DE VENTE : 2 000 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty, in Arcachon and Pyla-sur-Mer, presents this fully renovated architect-designed villa, blending high-quality materials with impeccable taste. Perched in a dominant position in the highly sought-after Abatilles neighborhood, it offers complete privacy with no overlooking neighbors. Just a 10-15 minute walk from the Arbousiers Beach and Moulleau center, close to shops and cycle paths, the 210 sqm villa boasts a spacious cathedral living room with triple exposure, a Corian open-plan kitchen with Gaggenau appliances, a master suite, and on the first floor, three additional bedrooms and a bright open office.

The basement includes two wine cellars, laundry, storage, workshop, plus two large multifunctional rooms suitable for a home cinema or gym, and a double garage.

Outside, the villa sits on a landscaped, tree-filled plot with a heated saltwater pool surrounded by a gres terrace, and a teak terrace at the rear, perfect for entertaining or relaxation.

Energy Performance: DPE B (94) – GES B (8)

Estimated annual energy costs: €1,250 – €1,740

Price: €2,000,000 HAI – agency fees paid by the seller

Contact: Marina Tonneau

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	200.0 m ²	Taxe foncière :	€3.00
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

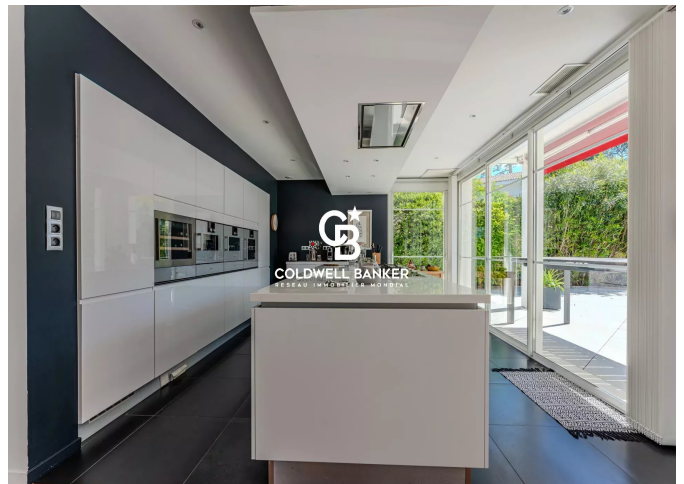
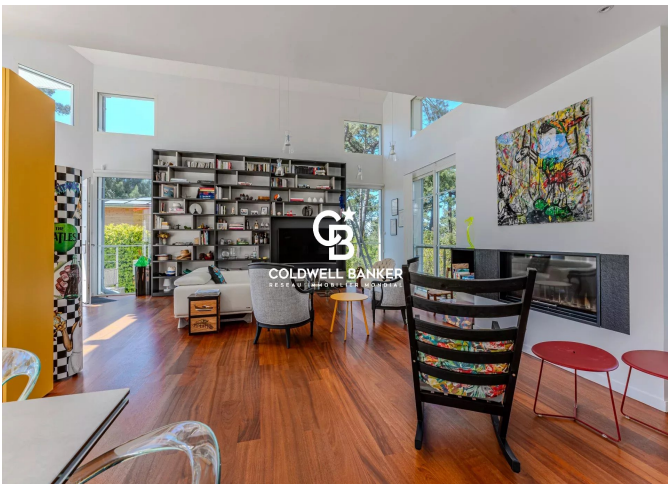
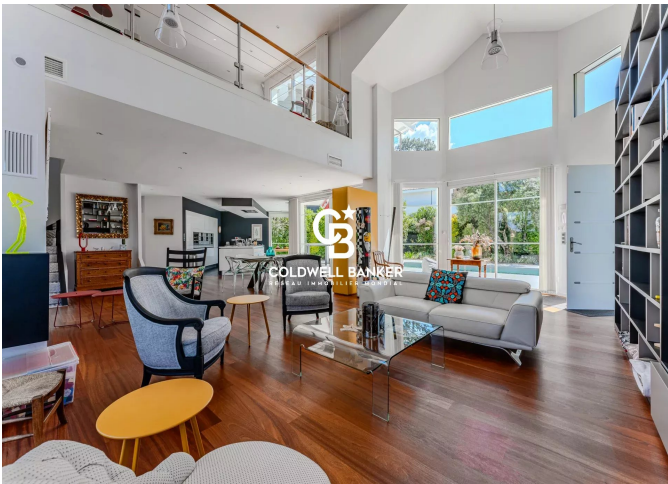
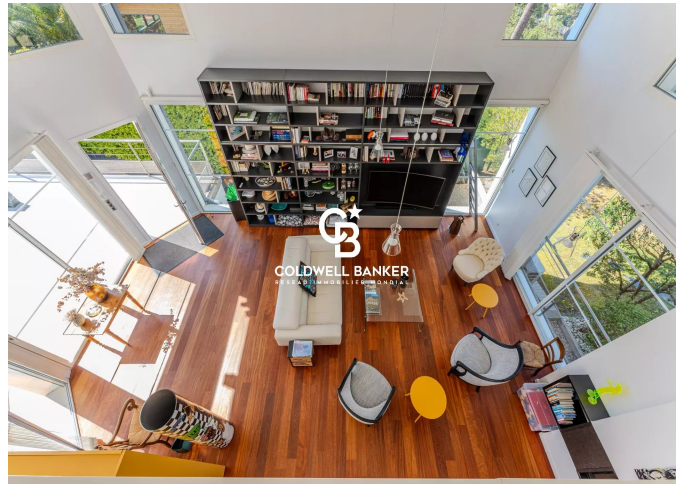
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 85

Indice d'émission de gaz à effet de serre (GES) : B 8



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