

Maison Arcachon 230 m²



SALE PRICE : 1 995 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

In the prestigious Ville d'Hiver district of Arcachon, discover this unique 220 m² property located on a quiet street.

The home opens with a striking cathedral-style entrance featuring a 5-meter-high ceiling. The tour continues with a bright living room and an open kitchen facing the garden. The house offers 5 bedrooms, including a master suite with custom walk-in closet and en-suite bathroom, as well as an additional bathroom and shower room—making it an ideal setting to host family and friends. A mezzanine provides a reading lounge or office space, and the home includes ample storage throughout.

A spacious workshop opening onto the garden offers great potential for conversion and is complemented by a cellar.

Set on a generous 1,030 m² plot with no overlooking neighbors, the property also features a garage.

Highlights of this home: its orientation, comfort, generous volumes, and prime location in one of Arcachon's most sought-after neighborhoods.

Energy rating: C (114 kWh/m²/year)

GHG rating: C (23 kg CO₂/m²/year)

Estimated annual energy costs: between €2,410 and €3,310

Agency fees payable by the seller.

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

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Information regarding natural, mining, or technological risks for this property is available on the Géorisques website: www.georisques.gouv.fr

FEATURES

Property type:	Maison	Area:	230.0 m ²	Number of rooms:	6 rooms
Number of bedrooms:	5 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): C 114

Greenhouse gas emissions (GHG) index: C 23

