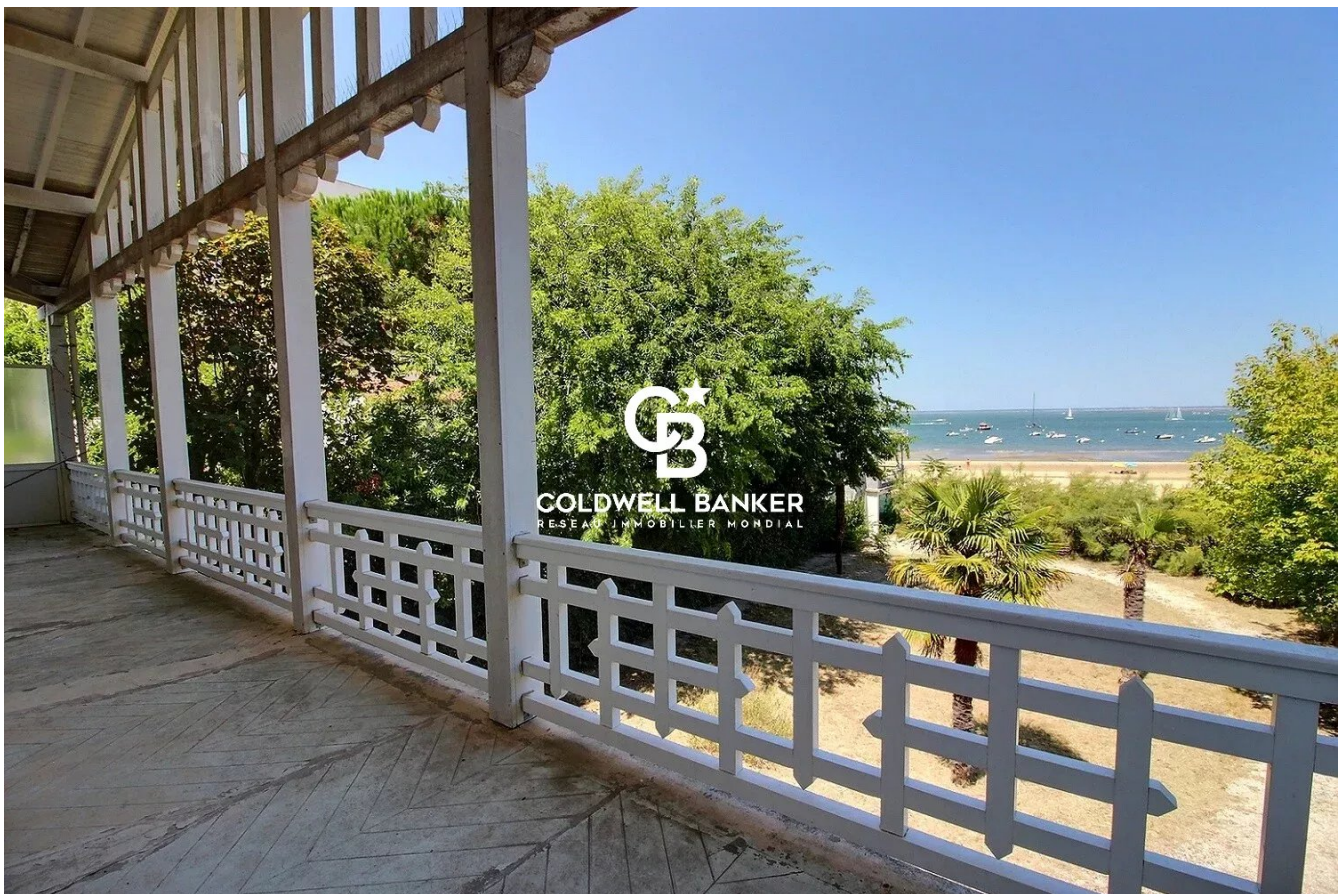


Maison Arcachon 240 m²



PRIX DE VENTE : 3 400 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Exclusive Listing: In an exceptional setting, this elegant 19th-century villa, built in 1870, stands proudly on the seafront, facing the Arcachon Bay. It exudes timeless charm, enhanced by the patina of time and the noble grace of its period architecture.

Set on a beautiful 1,440 m² plot — a true green haven with breathtaking views of the Bay — this approximately 240 m² property comprises ten rooms spread across two levels.

Generous volumes, original fireplaces, and delicate moldings reflect a refinement and craftsmanship rarely found today.

Two beautiful terraces offer unobstructed panoramic views of the Bay, creating the perfect setting for peaceful moments or elegant gatherings.

A large garage completes this unique property.

The villa requires a complete renovation, which represents its greatest potential:

Bring new life to a historic residence

Redesign the spaces while preserving its soul

Create an exceptional home blending modern comfort with period elegance

With its prime location, spacious grounds, historic character, and the rarity of a true seafront property, this villa offers a unique opportunity for lovers of exceptional and heritage homes.

Energy performance: DPE E (313) – GES E (69)

Estimated annual energy costs: €3,080 – €4,250

Fees payable by the seller

For more information, contact Claire d'Orglandes.

Independent sales agent.

RSAC: 792 634 016 - RCP: 79043053.

Discover all our listings on IMMOBA.

Information on potential risks for this property is available upon request or at www.georisques.gouv.fr.

CARACTÉRISTIQUES

Type de bien : Maison Surface : 240.0 m² NB de pièces : 10 rooms

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

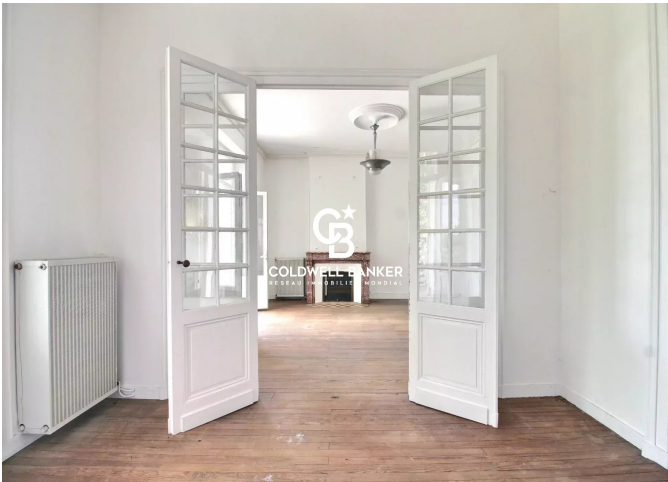
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 313

Indice d'émission de gaz à effet de serre (GES) : E 60



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