

Maison Arcachon 240 m<sup>2</sup>

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PRIX DE VENTE : 1 995 000 €

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## DESCRIPTION

In one of Arcachon's most iconic and sought-after neighbourhoods, in the heart of the Ville d'Hiver district, this approximately 240 sqm villa enjoys a prime, peaceful location in a residential setting.

From the moment you step inside, the property impresses with its generous volumes. The main living area features a spacious living/dining room of over 50 sqm, opening onto a south-facing veranda.

The sleeping area offers an ideal family layout with five bedrooms, including two on the ground floor. Upstairs, two additional bedrooms and a master suite complete the accommodation.

Outside, the approximately 95 sqm garden provides a true relaxation area, designed to fully enjoy the sunny days. A heated swimming pool, a summer kitchen and a pool house with barbecue complete this wonderful outdoor space.

A games room, a cellar, and two large garages complete this property.

A villa offering great potential and an ideal location within the Ville d'Hiver district.

Energy Performance Rating: C (125)

Greenhouse Gas Emissions Rating: A (4)

Estimated annual energy costs: between €2,840 and €3,920 per year.

Price: €1,995,000 (agency fees included), fees payable by the seller.

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

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This property is exposed to the following MTN risks: ground movement and forest fire.

Information on the natural, mining and technological risks to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien : Maison Surface : 240.0 m<sup>2</sup> NB de pièces : 8 rooms

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 125

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

