

Maison Arcachon 240 m²



SALE PRICE : 2 390 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Ideally located in one of Arcachon's most sought-after neighborhoods, just a few steps from Pereire beach, this villa offers a rare living environment, combining absolute tranquility and the gentle atmosphere of the Basin.

Extending to approximately 240 m² of living space, the property charms with its generous volumes, brightness and the quality of its layout, designed for family living.

The ground floor opens onto a large reception room extended by an open kitchen with direct access to the terrace. This living area also opens onto a covered space, ideal for a second dining room perfect in any season. Two bedrooms, including one suite, a bathroom and a laundry room complete this level.

Upstairs, two additional bedrooms and a bathroom provide a comfortable and private sleeping area.

The garden level reveals a fully fitted, self-contained space, including a living room with an equipped open kitchen, two bedrooms and a bathroom, ideal for hosting family or considering discreet rental use.

Set on a 1,160 m² plot, the villa benefits from multiple terraces inviting relaxation in an environment of remarkable calm. A garage and a cellar complete the property's features.

A confidential address, a few metres from one of the Basin's most beautiful beaches, for a rare quality of life.

Price: €2,390,000 including agency fees

Fees of €114,000, i.e. 4.7% payable by the buyer.

Diagnostics: Energy rating (DPE) D (186 kWhEP/m².year). GHG emissions (GES) B (7 kgCO₂e/m².year)

Full file with photos available on request.

For more information, contact Claire d'Orglandes.

Independent sales agent.

RSAC: 792 634 016 - RCP: 79043053.

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

FEATURES

Property type:	Maison	Area:	240.0 m ²	Property tax:	€4.00
Number of rooms:	9 rooms	Number of bedrooms:	6 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 186

Greenhouse gas emissions (GHG) index: B 7

