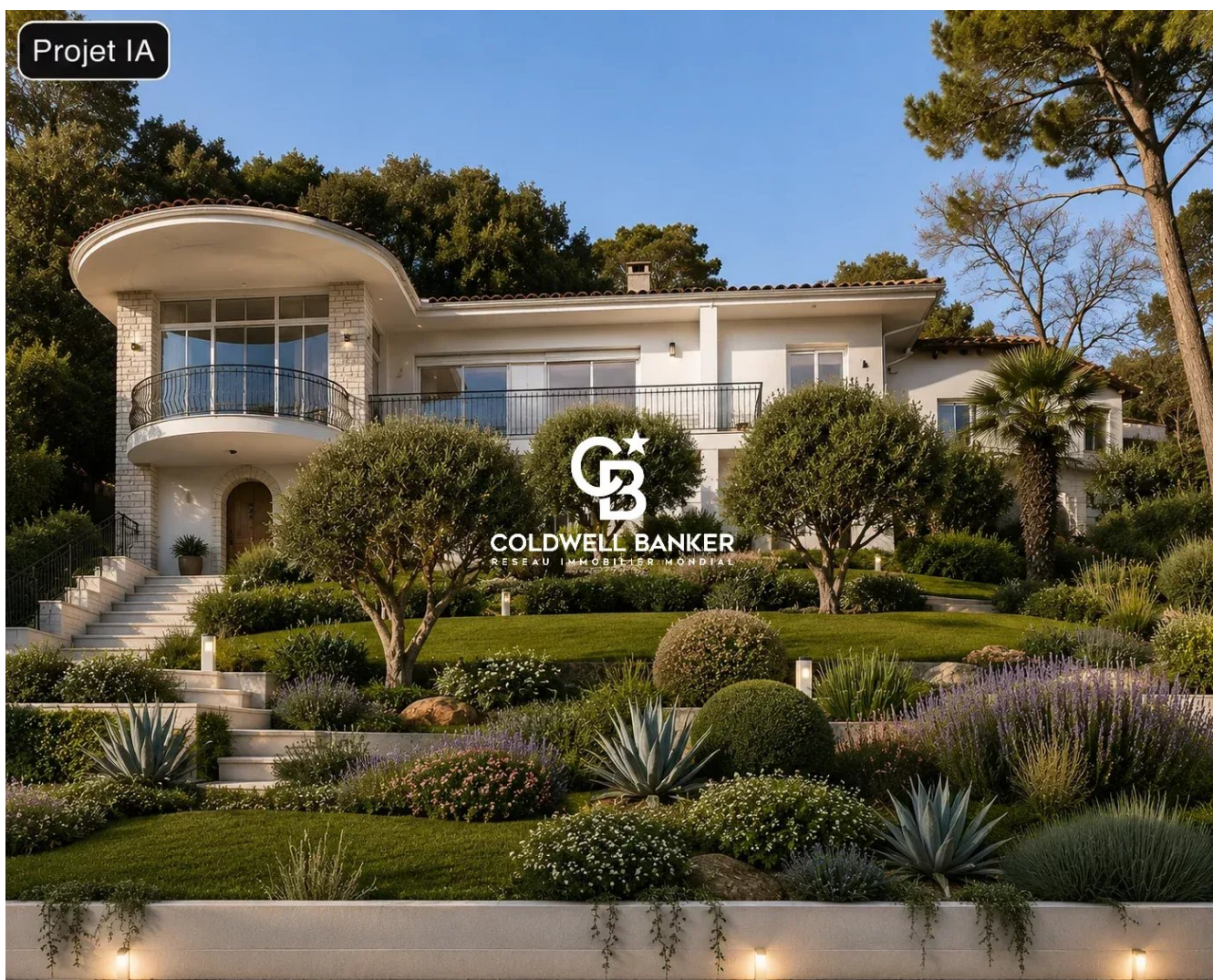


Maison Arcachon 250 m²



PRIX DE VENTE : 1 785 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Ideally located in the heart of the highly sought-after Pereire district, in an elevated position, this elegant character villa benefits from a rare location just 300 metres from the beach and an unobstructed view over a calm, desirable setting.

Built on a tree-lined plot of approximately 1,000 m², the property offers about 250 m² of living space and presents significant renovation potential.

The villa extends over two levels connected by a central staircase and can be used either as a single family home or as two separate, independent apartments of approximately 125 m² each. Each level has its own external access, allowing true autonomy if desired, while retaining the possibility of unified use of the house depending on the intended use.

A garage completes this rare property in the area. Access to the house is facilitated by a platform lift, allowing the transport of people, luggage or personal effects.

This villa combines a premium location, generous proportions, unobstructed views and strong potential for transformation, in one of the most sought-after areas of the Arcachon Basin.

Contact Juliette Rivière for more information.

DPE D (222) GES B (7)

Estimated annual costs: between €4,170 and €5,690 per year.

Sale price: €1,785,000

Fees of €85,000, i.e. 5% payable by the buyer.

For further information, contact Juliette RIVIERE

Independent Sales Agent

RSAC No. 991 931 205 - RCACO-25-032993

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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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	250.0 m ²	NB de pièces :	8 rooms
NB de chambres :	6 bedrooms				

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

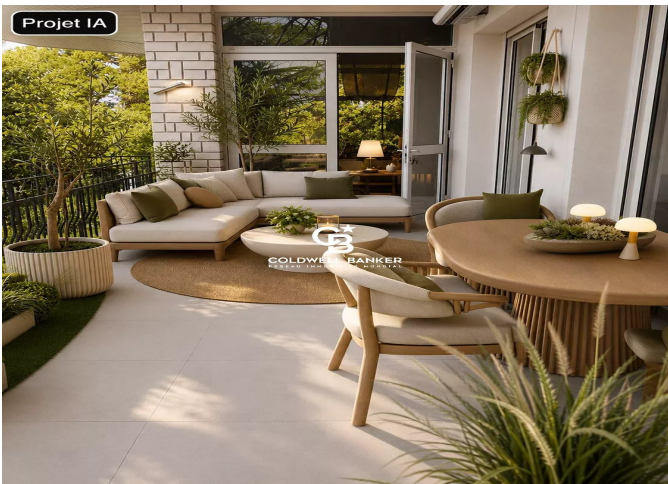
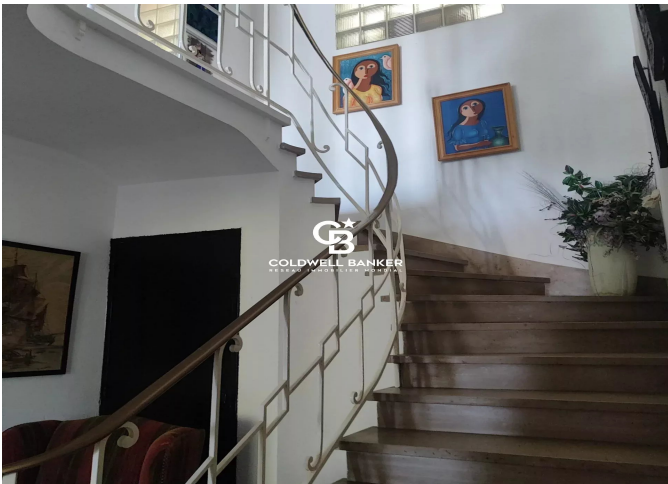
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 222

Indice d'émission de gaz à effet de serre (GES) : B 7



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