

Maison Arcachon 272 m<sup>2</sup>

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PRIX DE VENTE : 2 170 000 €

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## DESCRIPTION

Prime location for this family villa of approximately 272 m<sup>2</sup>, situated in the sought-after Pereire neighborhood, set back one row from the beach and just a few metres from the shore.

Built on a plot of over 600 m<sup>2</sup> with a south-west exposure, the house, full of authentic charm, offers strong potential.

It currently comprises three independent apartments.

The property offers great possibilities for development according to needs, whether as a primary residence, a second home or a rental project.

It is possible to park five vehicles on the grounds and a separate 20 m<sup>2</sup> garage completes the property.

A rare property, combining location, potential and character.

Energy Performance (DPE) 199 kWhEP/m<sup>2</sup>.year (D) and GHG 12 kg CO<sub>2</sub>/m<sup>2</sup>.year (D).

Estimated annual energy cost: between €1,030 - €2,430 per year.

Fees of €104,000, i.e. 5% payable by the buyer.

For more information contact Daria VLASOVA,  
Independent Sales Agent  
RSAC No.: 883 973 448 RCP No.: MMA127100479.

Find all our properties on IMMOBA.

Information on the risks to which this property is exposed is available on request or on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	272.0 m <sup>2</sup>	NB de pièces :	15 rooms
NB de chambres :	12 bedrooms				

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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)

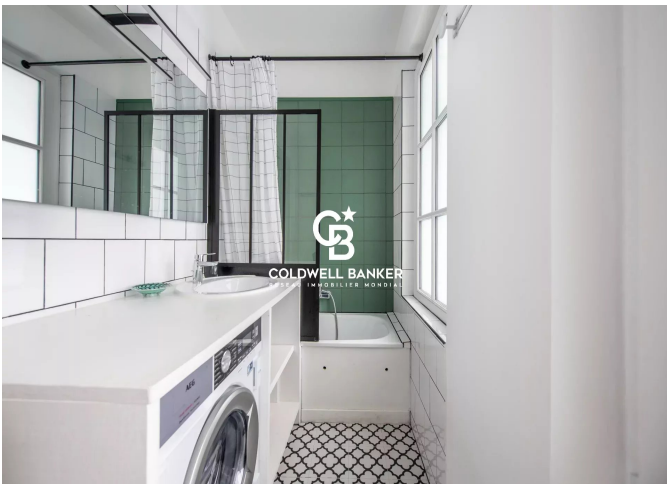
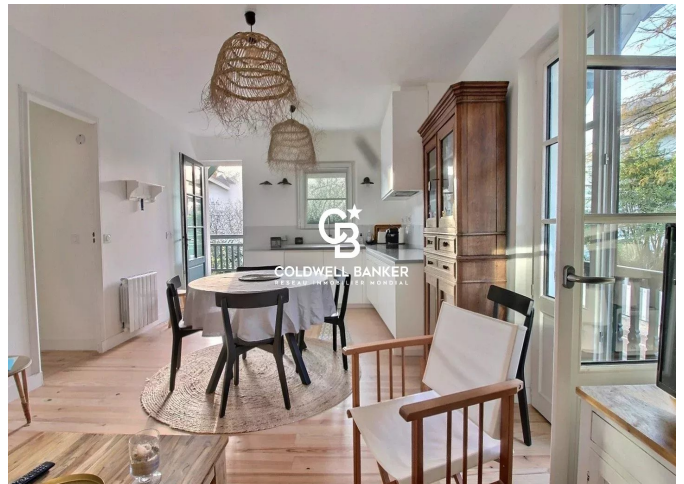
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 199

Indice d'émission de gaz à effet de serre (GES) : C 12



**COLDWELL BANKER**  
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