

Maison Arcachon 75 m²



PRIX DE VENTE : 695 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

EXCLUSIVE LISTING,

Ideally located close to Pereire and Le Moulleau, this property enjoys a prime setting, allowing you to fully embrace the Arcachon Bay lifestyle. Pereire Beach is just 1.3 km away, approximately 8 minutes by bike. Le Moulleau and its shops are within 1.6 km, while Arcachon town centre and the train station are only 3.1 km away. Nearby cycle paths perfectly complement this highly sought-after living environment.

Built on a landscaped and wooded plot of 660 sq.m, this house offers approximately 82 sq.m of living space and represents a genuine renovation opportunity in a highly desirable area.

It currently comprises a dining room with kitchen, three bedrooms, and a shower room. There is also a cellar of approximately 15 sq.m.

Its typical architecture, period charm, and landscaped surroundings make it an ideal foundation for an ambitious renovation project, with excellent extension potential.

The pleasant, green garden provides the perfect setting to create a beautiful outdoor living space, with the possibility of adding a terrace or any other landscaping project according to your wishes.

This rare Arcachonnaise-style property will appeal to lovers of authentic homes wishing to reinvent a character property in one of Arcachon's most sought-after districts.

This house is a rare opportunity on the market.

Energy rating: G (528) – Climate rating: G (142)

Estimated annual energy costs for the property: between €5,270 and €7,160 per year.

Price: €695,000 agency fees included

Agency fees of €33,000 (i.e. 4.9%) are payable by the purchaser.

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

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Information regarding the risks to which this property is exposed is available on request or on the Géorisques website: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	75.0 m ²	NB de pièces :	4 rooms
NB de chambres :	3 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) : G 528

Indice d'émission de gaz à effet de serre (GES) : G 142



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