

Maison Le Barp 265 m²



PRIX DE VENTE : 785 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

EXCLUSIVE LISTING – COLDWELL BANKER ARCACHON

Nestled in a beautiful environment in between Bordeaux and the Arcachon Bay, this remarkable architect-designed home offers approximately 260 m² of refined living space, set on a beautifully wooded plot of over 2,000 m².

From the moment you step inside, the impressive volumes and abundant natural light make a lasting impression.

A majestic triple living room with a soaring cathedral ceiling and a suspended fireplace provides a warm and sophisticated atmosphere. The fully fitted and equipped kitchen seamlessly combines elegance and practicality. A stylish master suite with dressing room and en-suite bathroom, along with a dedicated office, complete the ground floor.

Upstairs, the landing leads to four spacious bedrooms, two of which benefit from their own private shower rooms, plus an additional independent bathroom.

This layout is ideal for welcoming family and friends or developing a charming guesthouse business in a serene, intimate setting.

The outdoor amenities are equally exceptional: a generously sized swimming pool with expansive terraces, a 50 m² garage with mezzanine, and a practical outbuilding.

A rare and harmonious property that perfectly balances contemporary architecture, lifestyle comfort, and tourist potential.

For more information, contact Anastasiya GRALLIEN, Independent Sales Agent

RSAC No. 881 094 221 – RCP No. 127 100 479

Fees payable by the seller

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	265.0 m ²	Taxe foncière :	€3.00
NB de pièces :	7 rooms	NB de chambres :	5 bedrooms		

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

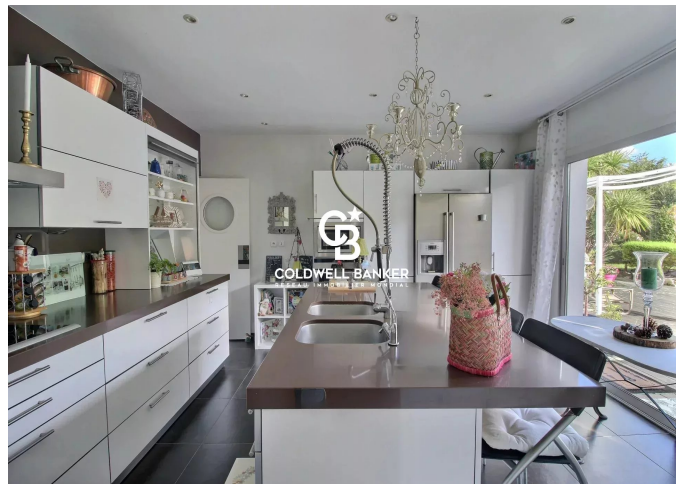
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 89

Indice d'émission de gaz à effet de serre (GES) : C 18



COLDWELL BANKER
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