

Maison Sanguinet 220 m<sup>2</sup>

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PRIX DE VENTE : 549 000 €

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EXCLUSIVITÉ



**COLDWELL BANKER**  
**EUROPA REALTY**

## DESCRIPTION

Coldwell Banker Immo Realty, Arcachon Real Estate Agency, presents this charming property in Sanguinet: Do you love spacious, wooded parcels? Do you want to feel at home and live close to nature? You will be enchanted by this lovely traditional family home, offering nearly 220 m<sup>2</sup> of tranquility near the lake. The property features two generous living areas that provide numerous options for decoration and arrangement, a semi-open kitchen, five spacious bedrooms, including a master suite, and three bathrooms.

### Property Features

Living Area: 220 m<sup>2</sup>

Land Area: 2,500 m<sup>2</sup>

### Outside:

Large 2,500 m<sup>2</sup> plot

Direct access to the forest for safe walks or bike rides

Garage and carport, summer kitchen, numerous terraces allowing you to follow the sun's course.

Borehole well and programmable automatic irrigation

Two reversible air conditioning units

### Additional Information:

The synthetic photos are non-contractual.

DPE: C (159 kWhEP/m<sup>2</sup>.year)

GES: B (6 kgCO<sub>2</sub>/m<sup>2</sup>.year)

Estimated annual energy costs: €2,440 - €3,370

Don't waste any time and contact me quickly for this rare market opportunity!

This property can be offered as two separate units (T3 and T4-type houses).

For a visit, contact:

Stéphanie GUEBEL

Independent commercial agent

RSAC 892 794 124 - RCP 127 100 479

Fees: Paid by the seller

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The information regarding the risks to which this property is exposed is available upon request or on the

Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).  
281 boulevard de la Côte d'Argent  
France, 33120, Arcachon



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## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	220.0 m <sup>2</sup>	Taxe foncière :	€1.00
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](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 159

Indice d'émission de gaz à effet de serre (GES) : B 6



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Proposition de réaménagement virtuel non contractuel

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