

[Click to view MFH-EAB1693EAAR](#)

## Exceptional Arcachonnaise villa in l'Aiguillon

Gironde , Nouvelle Aquitaine



# €3,587,500

inc. of agency fees

4 Beds   1 Baths   390 sqm   0.12 ha

Ideally located in the immediate vicinity of the port of Arcachon and shops, this magnificent villa of approximately 388m<sup>2</sup> is located on a plot of 1150m<sup>2</sup>. This architecturally unique property has two...

### At a Glance

<b>Reference</b>	MFH-EAB1693EAAR	<b>Near to</b>	Bordeaux	<b>Price</b>	€3,587,500
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	390 sqm
<b>Land</b>	0.12 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located in the immediate vicinity of the port of Arcachon and shops, this magnificent villa of approximately 388m<sup>2</sup> is located on a plot of 1150m<sup>2</sup>. This architecturally unique property has two distinct spaces, offering on one side a living area of 220m<sup>2</sup>, on the other, an office space of approximately 170m<sup>2</sup>.

Arranged on two levels, this character house built in 2010 offers on the ground floor a spacious and bright living space where a billiard area and a magnificent wine cellar blend perfectly, all opening onto a pretty terrace and its pergola. bioclimatic. In the extension, a dining area, a fully equipped modern kitchen, a comfortable lounge area. This 107m<sup>2</sup> living room opens onto a splendid 38m<sup>2</sup> terrace, creating harmony between the interior and exterior living spaces. A pantry, a bedroom and a bathroom complete the comfort of this level. Upstairs, a magnificent 70m<sup>2</sup> master suite offers a sleeping area, a dressing room, a bathroom and a separate toilet. All opening onto a spacious terrace offering a lovely view of the Basin.

The office space has on the ground floor a large independent entrance, a 52m<sup>2</sup> meeting room bathed in light, an adjoining office, and a separate WC. Upstairs, a spacious open space allows you to imagine the creation of additional bedrooms.

The outdoor spaces are harmoniously designed around this high-end home offering a pretty landscaped garden, a double garage, and a carport.

The quality services, the location, and the generous volumes make this Villa Arcachonnaise a unique product in Arcachon.

ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: EUR2,200 and EUR3,020

Mathilde ANTOINE -

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€3,587,500

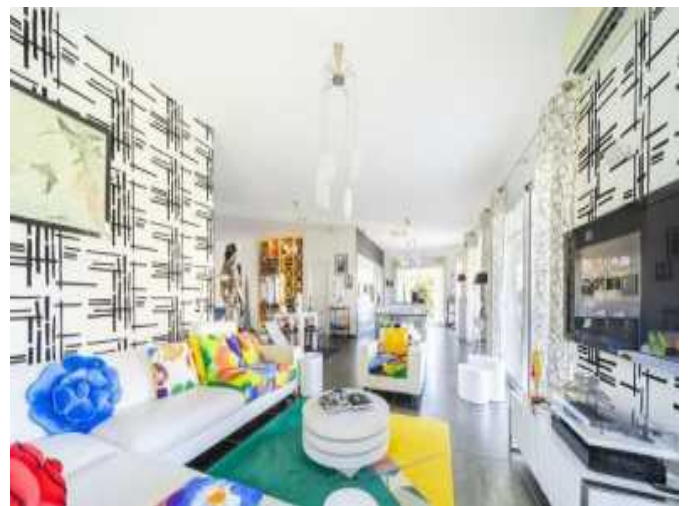
## Key Information

Year Built:	2010
Internal Area:	390 sqm
Land Area:	0.12 ha
Has a Garden	Yes

## Location: Nouvelle Aquitaine



## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates