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## Absolutely quiet villa close to Pereire beach

Gironde , Nouvelle Aquitaine



**€1,149,000**

inc. of agency fees

2 Beds   2 Baths   107 sqm   0.03 ha

In the heart of one of the most popular areas of Arcachon and only a hundred meters from the magnificent Pereire beach, this absolutely calm villa of 107m<sup>2</sup> only asks to be sublimated in order to enjoy...

### At a Glance

|                  |                 |                |          |                  |            |
|------------------|-----------------|----------------|----------|------------------|------------|
| <b>Reference</b> | MFH-EAB1751EAAR | <b>Near to</b> | Bordeaux | <b>Price</b>     | €1,149,000 |
| <b>Bed</b>       | 2               | <b>Bath</b>    | 2        | <b>Hab.Space</b> | 107 sqm    |
| <b>Land</b>      | 0.03 ha         | <b>Pool</b>    | No       | <b>Land Tax</b>  | N/A        |

### Property Description

In the heart of one of the most popular areas of Arcachon and only a hundred meters from the magnificent Pereire beach, this absolutely calm villa of 107m<sup>2</sup> only asks to be sublimated in order to enjoy the best possible way of this little corner of paradise.

From the entrance, the green garden with exotic inspirations highlighted by a beautiful newly installed terrace leads us to the ground floor of this villa comprising a bright living room with period fireplace, an

independent kitchen, a WC as well as a generous laundry room.

The ground floor also has a private garage and a patio sheltered from prying eyes. Upstairs, a hallway reveals two bedrooms, each with their respective bathroom.

This entire property requires renovation work, leaving room for everyone's imagination, including different development possibilities with the aim of creating a third bedroom. This villa with its privileged location is a great opportunity to create an exceptional property.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,550 and EUR2,150.

Kevin Pari (EI) /

## Summary

|                |            |
|----------------|------------|
| Property type: | House      |
| Bedrooms:      | 2          |
| Bathrooms      | 2          |
| Price          | €1,149,000 |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 107 sqm |
| Land Area:     | 0.03 ha |
| Has a Garden   | Yes     |

## Location: Nouvelle Aquitaine



## Gallery





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**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.

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