Click to view MFH-EAB1751EAAR

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 107m2 only asks to be sublimated in order to enjoy...

€1,149,000

Price

At a Glance

Reference MFH-EAB1751EAAR **Near to** Bordeaux

Bed 2 **Bath** 2 **Hab.Space** 107 sqm

Land 0.03 ha Pool No Land Tax 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 107m2 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

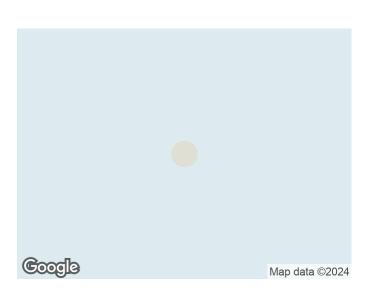
Price €1,149,000

Key Information

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

Location: Nouvelle Aquitaine





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S. and L. BROWN



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