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Charming villa facing the Arcachon Bay

Gironde , Nouvelle Aquitaine



€1,550,000

inc. of agency fees

4 Beds 1 Baths 231 sqm 0.09 ha

Located on a green plot of 900 m2 on the front line of the Arcachon Bay in the heart of the charming Hume district, this character house offers a privileged lifestyle thanks to its exceptional location...

At a Glance

Reference	MFH-EAB1801EAAR	Near to	Bordeaux	Price	€1,550,000
Bed	4	Bath	1	Hab.Space	231 sqm
Land	0.09 ha	Pool	No	Land Tax	N/A

Property Description

Located on a green plot of 900 m2 on the front line of the Arcachon Bay in the heart of the charming Hume district, this character house offers a privileged lifestyle thanks to its exceptional location close to the beach, shops and from the station. Built in the 1970s, it was completely redesigned in the Bassin spirit with tropical influences which give it a unique architectural style. The 80 m2 living space is located on the first floor and benefits from superb light thanks to its 360 degree openings. Resolutely warm, it consists of a living room with fireplaces, a fully equipped American kitchen and a convivial dining area. An entrance with dressing

room, a guest toilet and a laundry room complete this level which opens onto a first terrace on the south side and a second facing the Basin. On the upper floor, this atypical property offers three bedrooms including a master suite with a clear view of the Basin, bathroom and WC. A bathroom with WC completes the comfort of this level. On the garden level, a large guest bedroom with shower room and WC, a work space made up of two offices, a large relaxation room with Spa Jacuzzi which can also accommodate sports equipment. This level offers numerous possibilities such as the creation of additional bedrooms, independent accommodation or a liberal activity since it benefits from two independent entrances. A Carport, a garage, a parking driveway and a large landscaped garden with swimming pool complete the services of this intimate property a stone's throw from Hume beach. ENERGY CLASS: B / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,880 and EUR2,630.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,550,000

Key Information

Year Built:	1970
Internal Area:	231 sqm
Land Area:	0.09 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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