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## Authentic Arcachon renovated into a Spring Town

Gironde , Nouvelle Aquitaine



**€1,410,000**

inc. of agency fees

4 Beds      150 sqm      0.05 ha

Ideally located in a quiet area, and close to the city center of Arcachon, this charming 150m<sup>2</sup> Villa extends over two levels. On a plot of approximately 500m<sup>2</sup>, this authentic Arcachonnaise from 1885 combines...

### At a Glance

<b>Reference</b>	MFH-EAB1812EAAR	<b>Near to</b>	Bordeaux	<b>Price</b>	€1,410,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	150 sqm
<b>Land</b>	0.05 ha			<b>Land Tax</b>	N/A

### Property Description

Ideally located in a quiet area, and close to the city center of Arcachon, this charming 150m<sup>2</sup> Villa extends over two levels. On a plot of approximately 500m<sup>2</sup>, this authentic Arcachonnaise from 1885 combines charm and quality renovation. This character house has on the ground floor a large living room opening onto a fitted and equipped kitchen. The whole opens onto the outdoor space, beautifully planted with trees. A spacious

bedroom, a shower room and a toilet complete the comfort of this level. The original staircase leads upstairs where there are three additional bedrooms, as spacious as they are bright. The period parquet flooring brings charm and character to the whole. A shower room with toilet perfects this level. The architecture, the location, and the quality of the renovation make this property a charming Arcachonnaise in a sought-after area. Contact: Mathilde Antoine ? ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR1,080 and EUR1,500.

## Summary

Property type:	House
Bedrooms:	4
Price	€1,410,000

## Key Information

Year Built:	1887
Internal Area:	150 sqm
Land Area:	0.05 ha
Has a Garden	Yes

## Location: Nouvelle Aquitaine



## Gallery







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