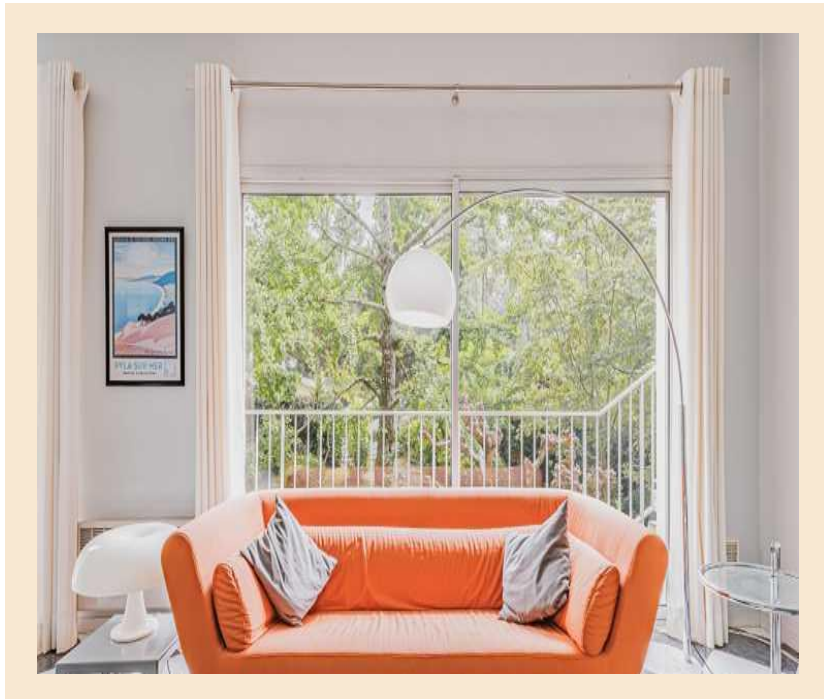


[Click to view MFH-EAB1823EAAR](#)

House with great potential in Abatilles

Gironde , Nouvelle Aquitaine



€1,260,000
inc. of agency fees

5 Beds 2 Baths 190 sqm 0.13 ha

In the heart of the Abatilles in Arcachon, this 190m2 property on the edge of the forest where calm and nature predominate is a real opportunity in a sought-after area. This building from the 90s, in...

At a Glance

Reference	MFH-EAB1823EAAR	Near to	Bordeaux	Price	€1,260,000
Bed	5	Bath	2	Hab.Space	190 sqm
Land	0.13 ha	Pool	No	Land Tax	N/A

Property Description

In the heart of the Abatilles in Arcachon, this 190m2 property on the edge of the forest where calm and nature predominate is a real opportunity in a sought-after area.

This building from the 90s, in good general condition, offers several development possibilities. Built on two levels communicating from the inside but also completely independent, this villa can become a large family home or be divided into two independent dwellings, in order to benefit from a generous rental yield or to

have guest accommodation.

Outside, the landscaped garden has a swimming pool.

A garage and a parking driveway complete the ensemble.

This property represents the opportunity to acquire a property that can be shaped according to needs just a few minutes from the Arcachon golf course and the beaches.

ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,992 and EUR2,694.

Kevin Pari (EI) : /

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€1,260,000

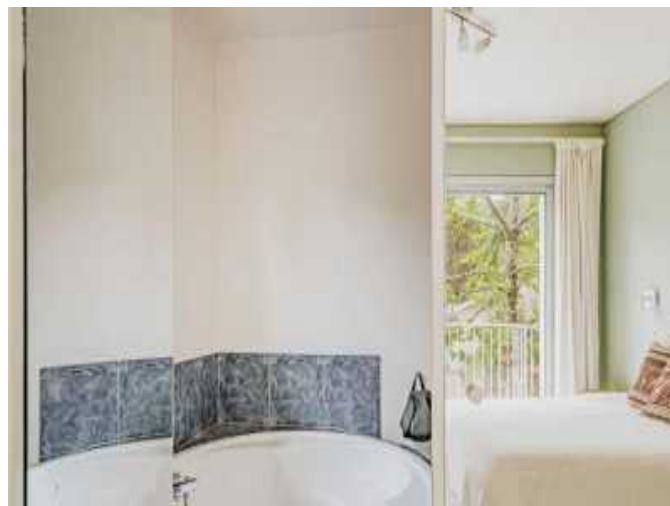
Key Information

Year Built:	1992
Internal Area:	190 sqm
Land Area:	0.13 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