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## Pretty Arcachon house with swimming pool in Autumn Town

Gironde , Nouvelle Aquitaine



**€1,278,000**

inc. of agency fees

4 Beds      129 sqm      0.04 ha

Located in a quiet street in the Ville d'Automne, between the small port and the city center of Arcachon, this charming Arcachonnaise of approximately 130m2, is located on a plot of 380m2 with swimming...

### At a Glance

|                  |                 |                |          |                  |            |
|------------------|-----------------|----------------|----------|------------------|------------|
| <b>Reference</b> | MFH-EAB1847EAAR | <b>Near to</b> | Bordeaux | <b>Price</b>     | €1,278,000 |
| <b>Bed</b>       | 4               | <b>Pool</b>    | Yes      | <b>Hab.Space</b> | 129 sqm    |
| <b>Land</b>      | 0.04 ha         |                |          | <b>Land Tax</b>  | N/A        |

### Property Description

Located in a quiet street in the Ville d'Automne, between the small port and the city center of Arcachon, this charming Arcachonnaise of approximately 130m2, is located on a plot of 380m2 with swimming pool.

The charm of an old building, and the multiple possibilities of development make this place warm and

friendly. The entrance, on the ground floor, opens onto the first level and serves a living room with a period fireplace and original parquet flooring. In the extension, a dining room opening onto a first kitchen. Two spacious bedrooms and a bathroom complete this level. A staircase leads to the second level, on the garden level, where we discover a spacious fitted and equipped kitchen. In the continuity, a terrace leads to a swimming pool, installed on a plot facing south, not overlooked. A living room, two additional bedrooms and a bathroom complete the comfort of this level.

The potential of this charming period house and its privileged location make this building a real favorite in Arcachon.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,600 and EUR2,230.

Contact: Mathilde Antoine

## Summary

|                |            |
|----------------|------------|
| Property type: | House      |
| Bedrooms:      | 4          |
| Price          | €1,278,000 |

## Key Information

|                    |         |
|--------------------|---------|
| Internal Area:     | 129 sqm |
| Land Area:         | 0.04 ha |
| Property Features: |         |
| • Balcony: 1       |         |
| Has a Garden       | Yes     |
| Swimming Pool?     | Yes     |

## Location: Nouvelle Aquitaine



## Gallery



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