Click to view MFH-EAB1907EAAR

## **Sublime Arcachonnaise in Winter Town**

Gironde, Nouvelle Aquitaine



€2,499,000

inc. of agency fees

4 Beds 2 Baths **300** sqm **0.09** ha

Located in the prestigious district of the Ville d'Hiver, close to the city center of Arcachon and its shops, this historic Arcachonnaise of approximately 300 sqm is established on a plot of 900 sqm with...

€2,499,000

### At a Glance

**Reference** MFH-EAB1907EAAR Near to Bordeaux Price

Bed Bath Hab.Space 300 sqm

Land Tax N/A Land 0.09 ha Pool Yes

## **Property Description**

Located in the prestigious district of the Ville d'Hiver, close to the city center of Arcachon and its shops, this historic Arcachonnaise of approximately 300 sqm is established on a plot of 900 sqm with a swimming pool.

Spread over three levels, this villa reveals from the entrance a spacious living room bathed in light. An original fireplace and cement tiles give this room an authentic and refined charm. The dining room, meanwhile, opens onto a delightful bow window decorated with stained glass, accentuating the character of this space. A separate kitchen and toilets complete this level.

A magnificent period staircase leads to the upper floor, where there is a large bedroom with a shower room, toilets and a balcony offering a clear view of the Ville d'Hiver. This level also includes three other bedrooms, two bathrooms and toilets, ensuring optimal comfort. On the garden level, a laundry room, a workshop, and multiple spaces allow the creation of additional bedrooms adding practicality to the villa.

Outside, a landscaped garden and a driveway complete this exceptional property. With its generous volumes and high ceilings, this Arcachonnaise embodies a property with unique charm, nestled in a highly sought-after area.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR5,320 and EUR7,240.

Contact: Mathilde Antoine

## **Summary**

Property type: House Bedrooms: 4
Bathrooms 2

Price €2,499,000

# **Key Information**

Year Built: 1900 Internal Area: 300 sqm Land Area: 0.09 ha

Property Features:

• Balcony: 3

Has a Garden Yes Swimming Pool? Yes

## **Location: Nouvelle Aquitaine**



# Gallery











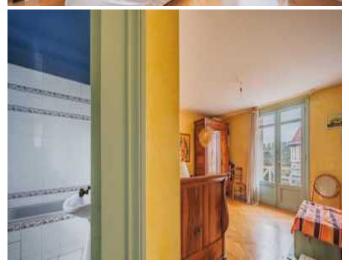


















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