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## The sublime "Scheherazade" of the Winter City

Gironde , Nouvelle Aquitaine



# €2,730,000

inc. of agency fees

4 Beds   2 Baths   300 sqm   0.09 ha

Located in the prestigious district of the Ville d'Hiver, in the immediate vicinity of the city center of Arcachon and its shops, this historic Arcachonnaise of approximately 300 sqm is established on...

### At a Glance

<b>Reference</b>	MFH-EAB1907EAAR	<b>Near to</b>	Bordeaux	<b>Price</b>	€2,730,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	300 sqm
<b>Land</b>	0.09 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in the prestigious district of the Ville d'Hiver, in the immediate vicinity of 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. In its extension, a south-facing terrace offers a breathtaking view of the swimming pool.

The dining room, meanwhile, opens onto a delightful bow window decorated with stained glass, accentuating the character of this space. A separate kitchen and toilet complete this level.

A magnificent period staircase leads to the upper floor, where there is a large bedroom with a shower room, toilet and a balcony offering a clear view of the Ville d'Hiver. This level also includes three other bedrooms, two bathrooms and a toilet, ensuring optimal comfort.

On the garden level, a laundry room, a workshop, a billiard room and numerous storage spaces add to the practicality and conviviality of the villa.

Outside, a landscaped garden and a parking driveway complete this exceptional property. With its generous volumes and its beautiful high ceilings, this Arcachonnaise embodies a property with unique charm, nestled in a very popular 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	€2,730,000

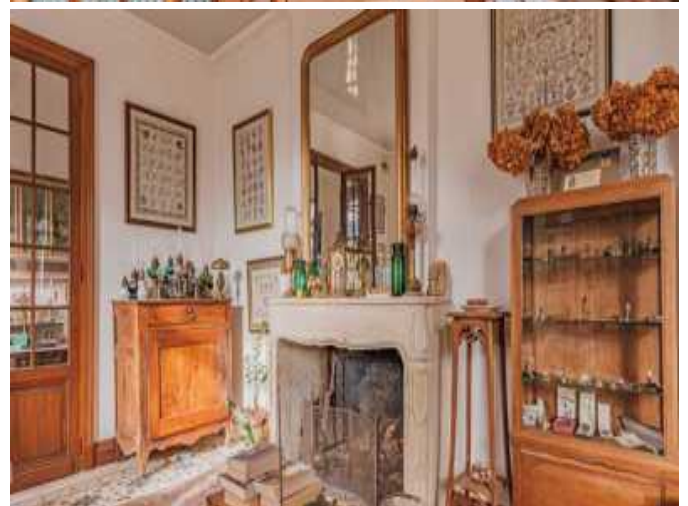
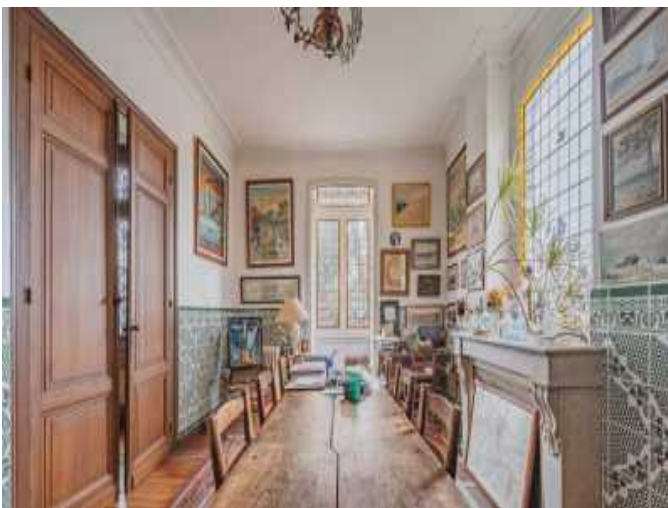
## Key Information

Year Built:	1900
Internal Area:	300 sqm
Land Area:	0.09 ha
Property Features:	
• Balcony:	3
Has a Garden	Yes
Swimming Pool?	Yes

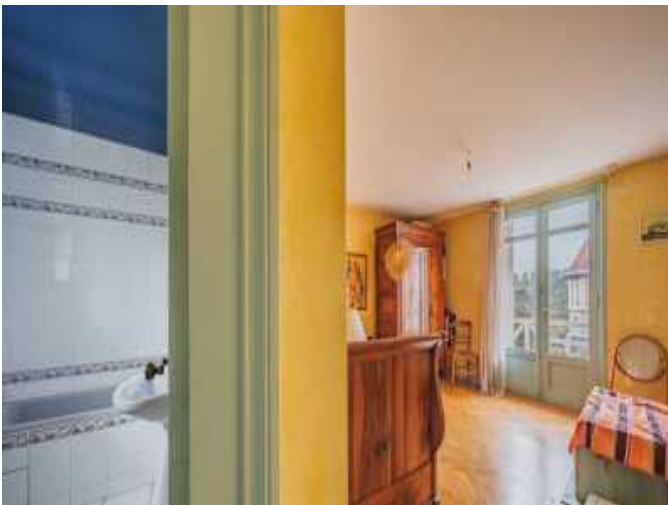
## Location: Nouvelle Aquitaine



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