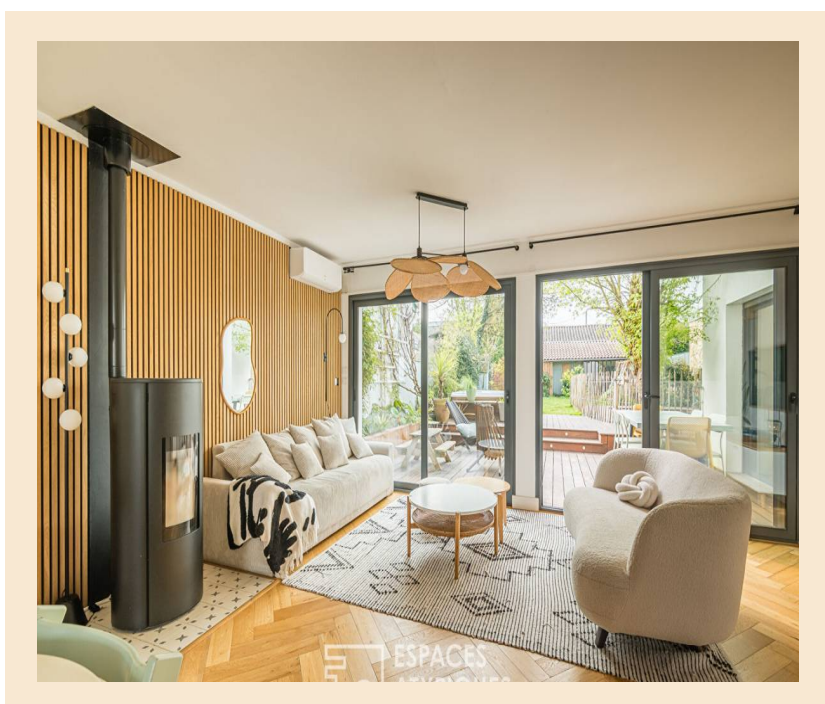


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Completely renovated Arcachon house with swimming pool

Gironde , Nouvelle Aquitaine



€870,000

inc. of agency fees

5 Beds 2 Baths 182 sqm

In the heart of the sought-after La Raze district in Bègles, on a quiet street, this charming Arcachon house charms with its harmonious blend of authentic...

At a Glance

Reference	MFH-EAB2013EABX	Near to	Bordeaux	Price	€870,000
Bed	5	Bath	2	Hab.Space	182 sqm
		Pool	No	Land Tax	N/A

Property Description

In the heart of the sought-after La Raze district in Bègles, on a quiet street, this charming Arcachon house charms with its harmonious blend of authentic old architecture and elegant contemporary extension. Entirely renovated with care and refinement, it offers high-quality amenities and a practical and functional living environment.

Upon entering, you'll be greeted by a spacious hall, a laundry room, and a vast, light-filled living space with a fully equipped open-plan kitchen. Herringbone oak parquet flooring, tasteful decor, and a wood-burning stove bring a warm and cozy atmosphere to this welcoming living space. An office and a guest bedroom complete this level.

Upstairs, you'll discover four bright bedrooms, an elegant bathroom, and a separate toilet. The master suite, a true haven of peace, features a dressing room and a private shower room with a garden view, ensuring comfort and privacy. Outside, a south-facing planted garden invites you to relax. You can enjoy a swimming pool, a sauna and an outbuilding.

Ideally located near shops, schools and transport, this house combines a practical location with incomparable living comfort. In addition, a reception garden with parking space and electric charging station completes the assets of this pretty Arcachon house.

ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices indexed for the years 2021, 2022, 2023: between EUR1,440 and EUR2,030/year.

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Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€870,000

Key Information

Internal Area:	182 sqm
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Location: Nouvelle Aquitaine



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