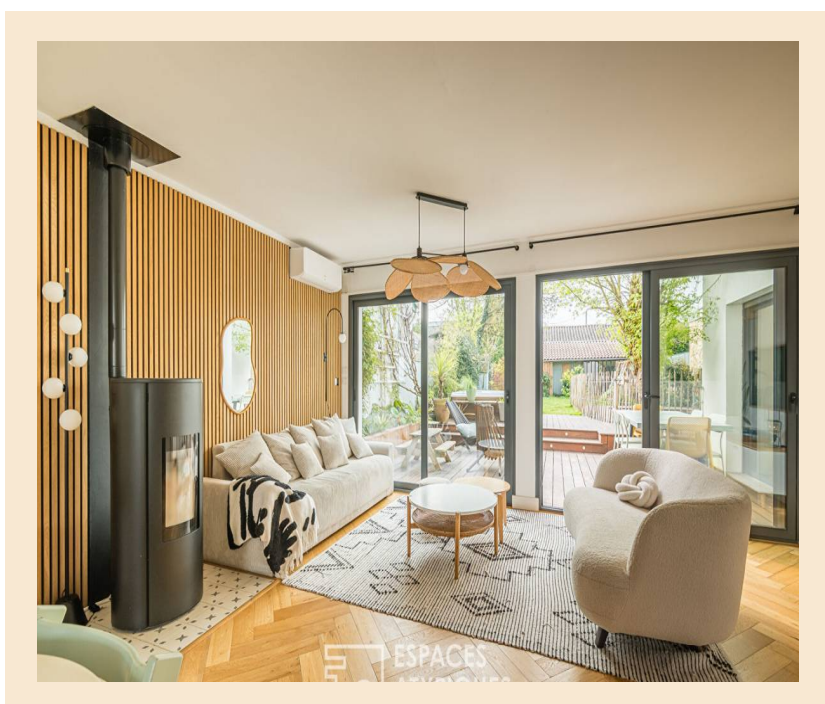


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## Completely renovated Arcachon house with swimming pool

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

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

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**C. BAUER – Sunday Times**

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