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## Gaume spirit house in the heart of Abatilles

**Gironde , Nouvelle Aquitaine**



**€995,000**

inc. of agency fees

**3 Beds   1 Baths   114 sqm   0.04 ha**

Nestled in the heart of the popular Abatilles district in Arcachon, this Gaume style house embodies practical living within reach. Amenities such as shops and school are within easy walking distance,...

### At a Glance

<b>Reference</b>	MFH-EAB1703EAAR	<b>Near to</b>	Bordeaux	<b>Price</b>	€995,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	114 sqm
<b>Land</b>	0.04 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Nestled in the heart of the popular Abatilles district in Arcachon, this Gaume style house embodies practical living within reach. Amenities such as shops and school are within easy walking distance, while the beach is less than a kilometer away.

With a surface area of 114m2 on one level, this residence has an atypical layout, with all the rooms centered around the central kitchen. There you will find an equipped kitchen with its scullery, a spacious double living

room of 45m<sup>2</sup>, three generous bedrooms, one of which has a veranda giving access to the terrace, as well as a bathroom.

On the practical side, a 10m<sup>2</sup> garage, an entrance hall and a covered summer kitchen enhance the whole. In addition, a 40m<sup>2</sup> attic mezzanine including two bedrooms completes this property, without requiring any work.

This house benefits from an ideal location and a sound structure, making it a perfect choice for both a low-maintenance primary residence and a vacation home in a popular area, close to the beach.

DPE in progress.

Kevin Pari (EI) /

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€995,000

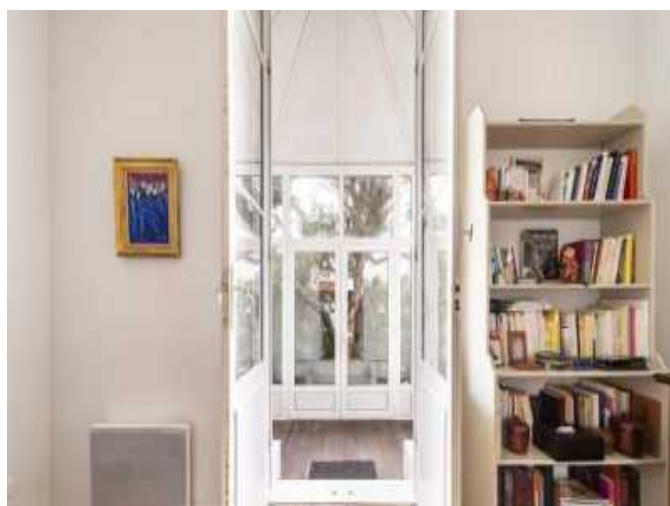
## Key Information

Internal Area:	114 sqm
Land Area:	0.04 ha

## Location: Nouvelle Aquitaine



## Gallery







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