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## Charming villa in the center of Arcachon

**Gironde , Nouvelle Aquitaine**



**€1,790,000**

**inc. of agency fees**

**3 Beds      225 sqm      0.05 ha**

In Arcachon, ideally located between the Summer Town and the Winter Town, this elegant, charming 200 sqm house offers a rare living environment, where...

### At a Glance

<b>Reference</b>	MFH-EAB2046EAAR	<b>Near to</b>	Bordeaux	<b>Price</b>	€1,790,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	225 sqm
<b>Land</b>	0.05 ha			<b>Land Tax</b>	N/A

### Property Description

In Arcachon, ideally located between the Summer Town and the Winter Town, this elegant, charming 200 sqm house offers a rare living environment, where authenticity meets the Arcachonian sweetness of life. From the entrance, the generous volumes and natural light seduce.

The light-filled living/dining room offers a welcoming reception area, complemented by a second, intimate lounge, perfect for relaxing moments. A television area enriches the layout possibilities on this level. The functional and elegant closed kitchen discreetly opens onto the sunny outdoor space, a true invitation to prolong your time outdoors. A separate toilet and storage spaces complete this level.

Upstairs, the sleeping area offers three spacious bedrooms and an office ideal for teleworking or creative activities. Two bathrooms, a toilet, and multiple storage spaces make the space practical and comfortable. Outside, a pretty landscaped garden and a 25 sqm outbuilding with a bedroom and separate shower room.

This unique house will appeal to lovers of regional architecture and living spaces with a warm atmosphere, just a stone's throw from the beaches, shops and the town centre.

ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average annual energy expenditure for standard use, based on 2021 energy prices: between 3,490 and 4,760 euros.

Contact: Mathilde Antoine

Summary

Property type:	House
Bedrooms:	3
Price	€1,790,000

Key Information

Internal Area:	225 sqm
Land Area:	0.05 ha
Has a Garden	Yes

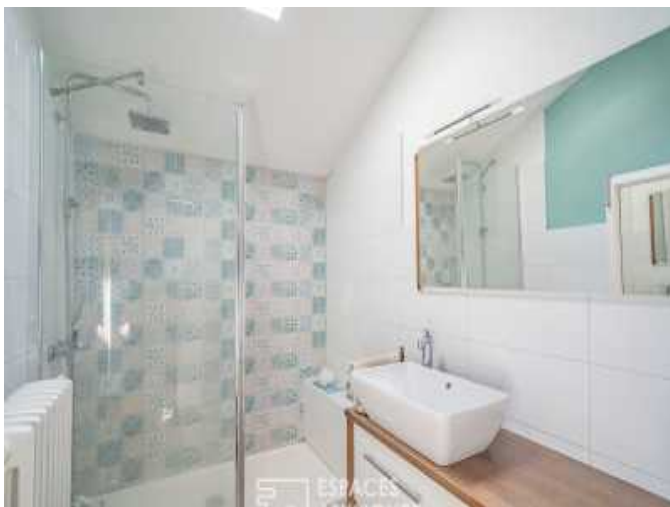
Location: Nouvelle Aquitaine



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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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