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Arcachonnaise with character close to the city center

Gironde , Nouvelle Aquitaine



€1,567,000

inc. of agency fees

5 Beds 1 Baths 203 sqm 0.12 ha

Nestled in one of Arcachon's most sought-after neighborhoods, this authentic 203 sqm Arcachon villa combines elegance and an exceptional location. Built...

At a Glance

Reference MFH-EAB2082EAAR

Near to Bordeaux

Price €1,567,000

Bed 5

Bath 1

Hab.Space 203 sqm

Land 0.12 ha

Pool No

Land Tax N/A

Property Description

Nestled in one of Arcachon's most sought-after neighborhoods, this authentic 203 sqm Arcachon villa combines elegance and an exceptional location. Built on a wooded plot of 1,180 sqm, sheltered from view, this rare residence enjoys absolute calm while being only a 10-minute walk from the beach, shops, and train station. Featuring a separate apartment and garages, this villa is the perfect balance between practicality and character.

From the threshold, charm is felt, as you discover a majestic solid wood staircase. Adjacent are two reception areas bathed in natural light. The generous volumes, enhanced by high ceilings, create a warm and refined atmosphere. The living room opens onto two outdoor areas: an intimate terrace on the garden side, and a balcony offering unobstructed views of the waters of the Bay. The welcoming and functional eat-in kitchen pleasantly extends this living space designed for family moments as well as for receptions.

Upstairs, three large bedrooms welcome the light and reveal an unobstructed view of the Arcachon Bay. Each bedroom has its own bathroom, guaranteeing comfort and privacy for each of its occupants. The garden level houses a separate 50sqm apartment. Fully equipped, it offers a living room opening onto a private terrace, two bedrooms, and a bathroom. Perfect for welcoming family, friends, or generating rental income.

The landscaped garden, a true haven of peace, is punctuated with terraces and relaxation areas. Two garages complete the amenities of this exceptional property. Ideal as a primary residence or a vacation home, this unique villa with its typical Bassin charm is an invitation to imagine a new life story, combining authenticity and the Arcachon art of living.

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 (4.47 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,567,000

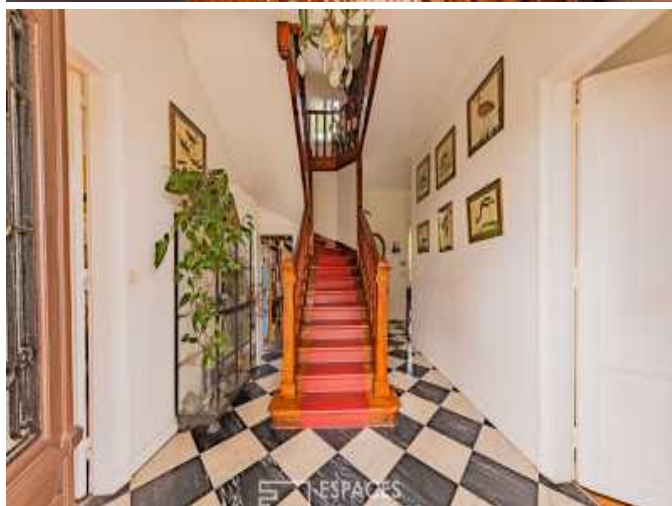
Key Information

Year Built:	1890
Internal Area:	203 sqm
Land Area:	0.12 ha
Property Features:	
• Balcony: 1	
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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