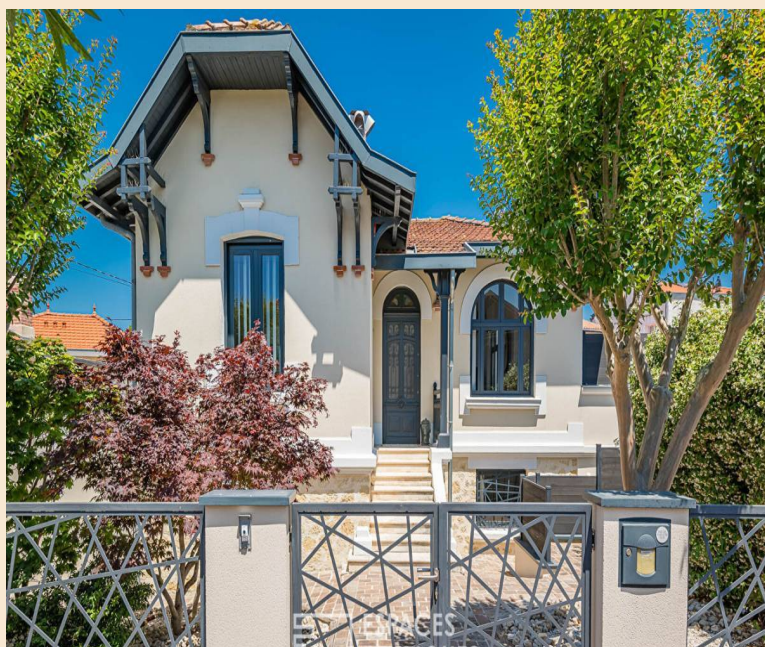


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Character house with outbuilding and garage in Arcachon

Gironde , Nouvelle Aquitaine



€1,497,000

inc. of agency fees

4 Beds 1 Baths 162 sqm 0.03 ha

Located in a peaceful residential area of Arcachon, this charming 1940s house has undergone a complete renovation that reinvents the codes of family housing...

At a Glance

Reference MFH-EAB2097EAAR

Near to Bordeaux

Price €1,497,000

Bed 4

Bath 1

Hab.Space 162 sqm

Land 0.03 ha

Pool No

Land Tax N/A

Property Description

Located in a peaceful residential area of Arcachon, this charming 1940s house has undergone a complete renovation that reinvents the codes of family housing with finesse and modernity. Behind its facade with sober and authentic lines, this house offers nearly 145 sqm of living space bathed in light, on a plot of 320 sqm.

The ground floor accommodates a vast living room with a warm atmosphere, where the old style subtly interacts with more contemporary lines. Solid wood flooring, custom joinery, and high ceilings give a unique soul to the place. The meticulously designed living space offers a dining area turned into a comfortable living room. The open, fully equipped kitchen extends this convivial space towards the outside where one discovers a sunny terrace. A toilet completes this level.

On the garden level, a master suite with shower room, dressing room, and separate toilet offers privacy and comfort. Two additional bedrooms, each with their own shower room, a relaxation area, a bathroom with a whirlpool bath, a laundry room and a toilet complete the services of this high-end property. Outside, a 12m² outbuilding offering a bedroom and a shower room with toilet allows you to entertain discreetly or generate rental income. An intimate garden, a storage room and a garage complete this rare property, close to the beach and amenities.

ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,253 and EUR1,695.

Contact: Mathilde Antoine

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,497,000

Key Information

Year Built:	1949
Internal Area:	162 sqm
Land Area:	0.03 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



Gallery







As Featured in

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