## Hamptons

INTERNATIONAL



Arcachon, 33120, France

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£2,040,000 (€2,392,000)

## Property details



#### **Key features**

- 222 m
- 1036 m Plot size
- Swimming pool

#### **Attributes**

- Swimming pool
- Near to beach

### Arcachon, 33120, France

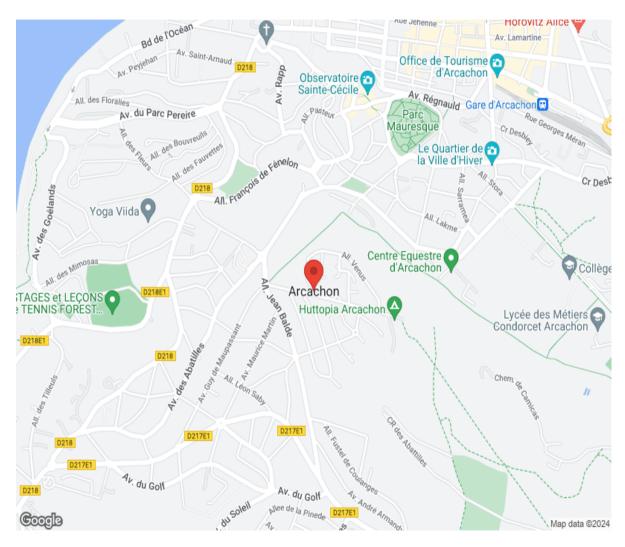
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#### **Description**

Villa Typique Renovation Project Ideally Located Near the BeachColdwell Banker Immoba Realty, the real estate agency in Pyla-sur-Mer, presents this great opportunity located in the highly sought-after neighborhood of Le Moulleau, close to its beaches and shops. This traditional villa will be transformed through an architectural study to provide 222 m² of living space with a pool. This 8-room villa will feature a living area of approximately 65 m², giving access to an outdoor terrace of over 100 m² with a pool. The sale price includes the land with an existing house and the transferable building permit. A complete dossier is available upon request. A rare and highly desirable location. Energy Performance Certificate (EPC) for the existing house: E 253 kWh/m²/yearGreenhouse Gas Emissions (GES) for the existing house: B 8 kgCO2/m²/yearFor more information, contact Arnaud Fourton, Independent Sales AgentRSAC number: 833 157 878 / Professional Insurance: AACI/8431/13054. Find all our properties on IMMOBA. Information about the risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website: georisques. gouv.fr.

### Location





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