COLDWELL BANKER
EUROPA REALTY

# Apartment Arcachon 114 m²




SALE PRICE : 1 550 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

281, Boulevard de la Côte d'Argent
France, 33120, Arcachon

PHONE : +33557158881
immoba@coldwellbanker.fr

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## DESCRIPTION

In the heart of Arcachon, on a quiet street just a few steps from the beach and local shops, this elegant apartment of approximately 115 sq m has been fully renovated and stands out for its prime location, generous proportions and partial views over Arcachon Bay.

Recently renovated to the highest standards, the property combines quality materials with impeccable taste and attention to detail.

Peacefully located within a well-maintained residence with lift, the apartment enjoys a triple exposure and numerous openings onto the outdoors, ensuring an abundance of natural light throughout the day.

The entrance hall with built-in storage leads to a pleasant living area comprising a spacious lounge and dining area, as well as a separate kitchen. The sleeping quarters feature three bedrooms, including one with its own private shower room, together with a separate bathroom.

A true extension of the living spaces, an exceptional terrace of approximately 100 sq m surrounds the apartment, providing numerous outdoor areas in which to enjoy the beautiful days.

The layout also offers the possibility of easily creating a fourth bedroom, depending on individual needs.

Two enclosed garages and a basement cellar complete this exceptional property.

A rare property on the Arcachon market, combining a central location, tranquillity, natural light, high-quality renovation and generous outdoor spaces.

The condominium comprises 33 main lots.
Condominium fees: €600 per quarter.
No legal proceedings currently underway.

**Energy performance rating: B (73)**
**Greenhouse gas emissions: A (3)**
Estimated annual energy costs for standard use: between €830 and €1,180 per year.

**Price: €1,550,000, agency fees included, payable by the seller.**

For further information about this exceptional property, please contact Marina Tonneau.

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Information regarding the risks to which this property is exposed is available upon request or on the Géorisques website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

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## FEATURES

| | | | | | |
|---|---|---|---|---|---|
| Property type: | Apartment | Area: | 114.17 m² | Elevator: | Oui |
| Property tax: | €2.00 | Number of rooms: | 4 rooms | Number of bedrooms: | 3 bedrooms |

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 73

Greenhouse gas emissions (GHG) index: A 3

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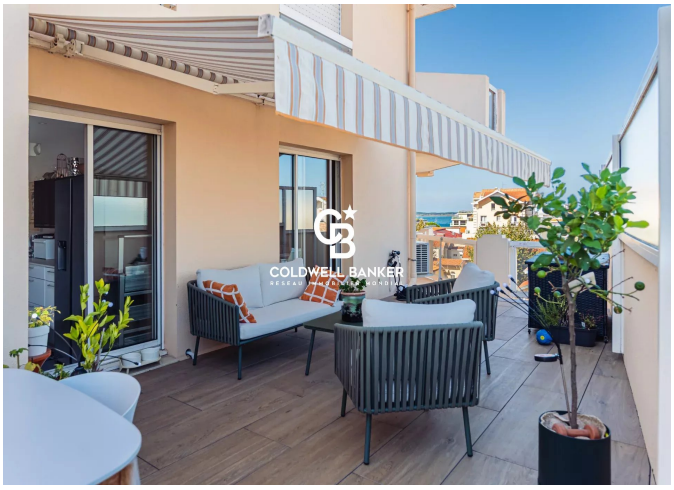

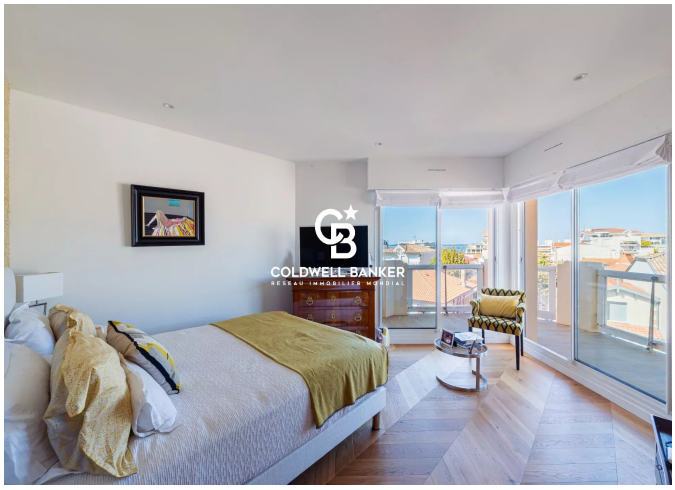



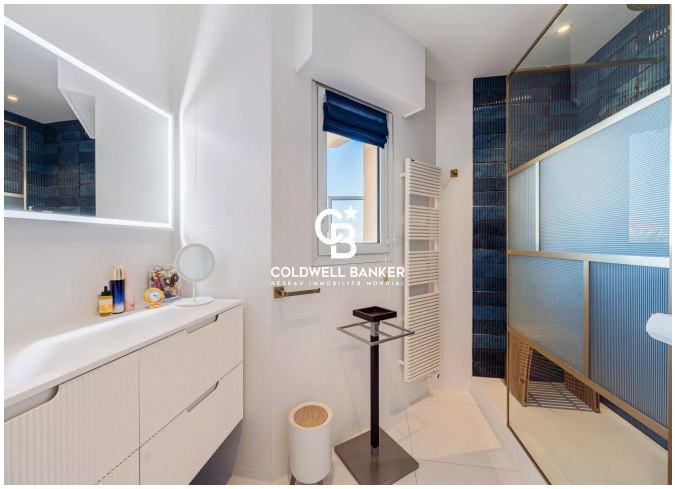





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