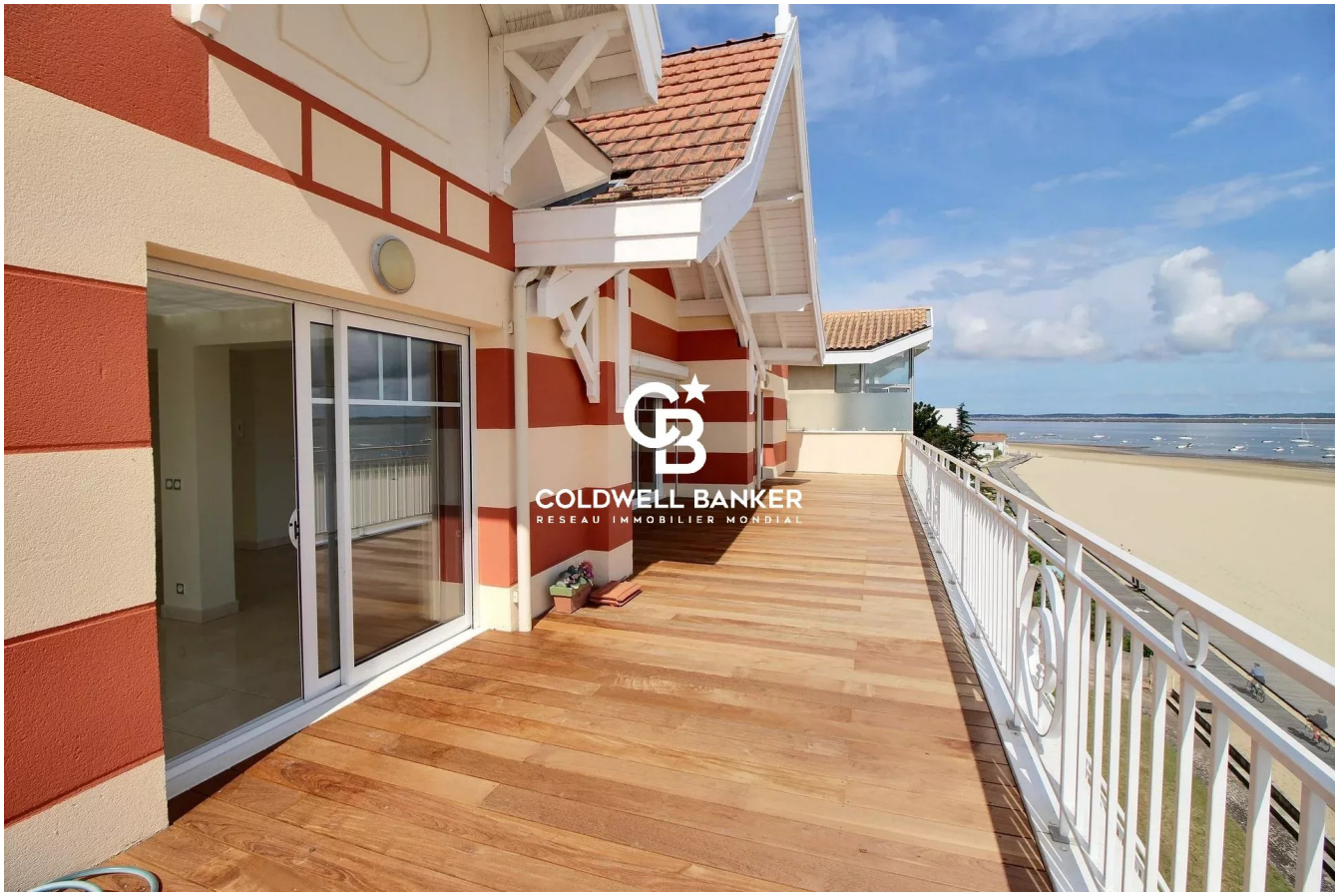
COLDWELL BANKER
EUROPA REALTY

Apartment Arcachon 150 m²



SALE PRICE : 1 950 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Located on the waterfront, between Arcachon town centre and the Saint-Ferdinand district, this exceptional apartment of approximately 150 sq m offers a privileged lifestyle, with breathtaking views over Arcachon Bay and the port.

Situated on the 4th and top floor of a prestigious residence, accessed via a private lift, the apartment enjoys a triple South, East and North exposure. Numerous windows and openings provide abundant natural light throughout the day.

The entrance hall, with built-in storage, leads to a spacious, dual-aspect living area comprising a lounge and dining room, opening onto a magnificent terrace of approximately 58 sq m, offering spectacular views over the Bay. The open-plan kitchen is fully fitted and equipped, and extends into a practical utility room.

The sleeping area comprises a master suite with a bedroom enjoying views over the Bay and its own private shower room, as well as two additional bedrooms opening onto a second south-facing terrace.

Fully renovated with great attention to detail, the apartment combines high-quality features, carefully selected materials, air conditioning and generous proportions. Every space has been thoughtfully designed to make the most of its exceptional surroundings and uninterrupted views.

A cellar of approximately 30 sq m and two private parking spaces complete this rare property.

An exceptional apartment offering generous volumes, refined finishes and a privileged waterfront location, enhanced by spectacular panoramic views over Arcachon Bay.

The condominium comprises 10 main lots.
Condominium fees: €1180.16 per quarter.
No legal proceedings currently underway.

Energy Performance Rating (EPC): B (105) – Greenhouse Gas Emissions Rating: A (5)
Estimated annual energy costs: between €1,500 and €2,080 per year.

Sale price: €1,950,000, agency fees included (FAI), including 4.8% agency fees payable by the purchaser, i.e. €90,000.

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

Discover all our properties on IMMOBA.

Information regarding the risks to which this property is exposed is available upon request or on the Géorisques website www.georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	150.0 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 105

Greenhouse gas emissions (GHG) index: A 5

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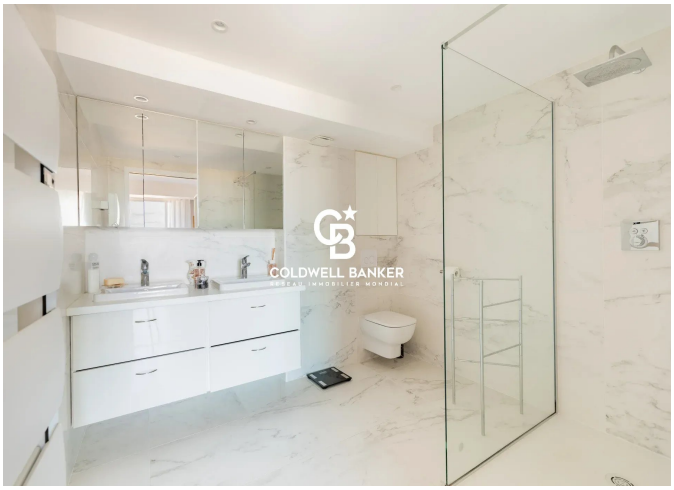
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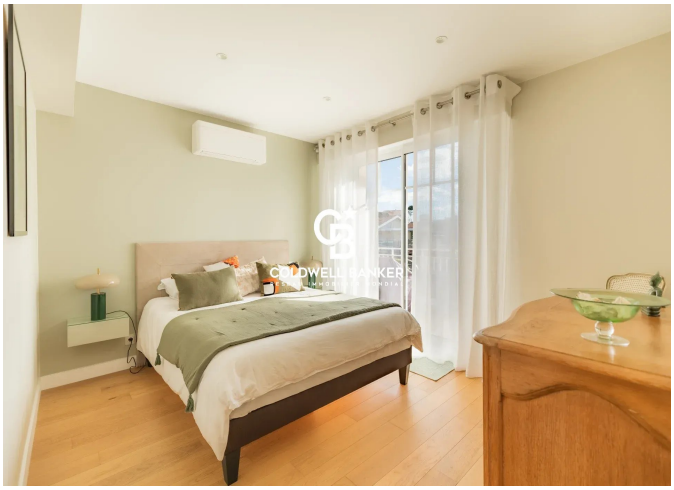












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