COLDWELL BANKER
EUROPA REALTY

Apartment Arcachon 48 m²



SALE PRICE : 897 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Ideally located in the heart of Arcachon, just a short walk from the shops, market and beach, this elegant, renovated apartment of approximately 49 sqm stands out for its prime location and stunning views over the Arcachon Bay.

The apartment offers a functional and comfortable living space. Every room benefits from direct access to a beautiful terrace of approximately 13 sqm, a natural extension of the interior living area, enjoying remarkable views over the Bay.

The property comprises a living room of approximately 21 sqm, a separate kitchen that could be opened up to the living room to create a more spacious living area, one bedroom and a bathroom.

The terrace is a real asset, allowing you to fully enjoy the views over the Bay in a privileged setting in the heart of Arcachon.

An underground garage and a cellar complete the property.

Located in an exclusive, high-end residence, one of the most sought-after in Arcachon, this apartment represents an excellent opportunity, whether as a primary residence, a holiday home or a rental investment on the Arcachon Bay.

A rare, renovated property offering a particularly pleasant living environment, ideally situated just steps from the beach, market and shops.

Carrez Law surface area: 48.82 sqm

Condominium: 48 units – No ongoing legal proceedings.

2025 property tax: €1,460
Condominium fees (six months): €636.70

Energy Performance Certificate (EPC): C (127 kWh/sqm/year)
Greenhouse Gas Emissions (GHG): A (25 kg CO_2/sqm/year)

Estimated annual energy costs: between €710 and €1,010.

Asking price: €897,000, including agency fees, of which 4.9% (€42,000) is payable by the buyer.

For further information, 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

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FEATURES

Property type:	Apartment	Area:	48.8 m²	Elevator:	Oui
Number of rooms:	2 rooms	Number of bedrooms:	1 bedroom		

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): C 127

Greenhouse gas emissions (GHG) index: C 25

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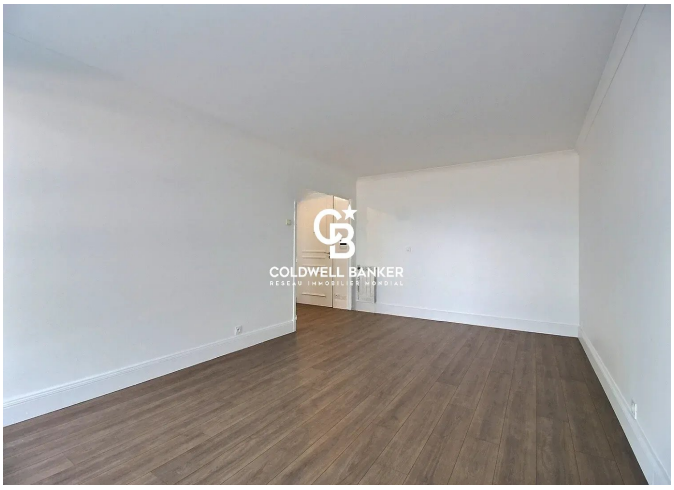







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