COLDWELL BANKER
EUROPA REALTY

Apartment Arcachon 48 m²



SALE PRICE : 400 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

In the heart of the lively Aiguillon neighborhood with its beaches and local shops, Coldwell Banker exclusively presents this beautiful apartment in excellent condition in a sought-after, secure residence.

Comprising three rooms, this apartment is bright thanks to its orientation and benefits from an open view with no overlooking neighbors. Each room opens onto a covered wooden terrace that extends the living space.

An underground parking space and a cellar complete the amenities, ensuring optimal living comfort for its occupants; it is ideal as a pied-à-terre or a rental investment.

Condominium of 103 units, no ongoing legal proceedings.
Annual condominium charges

Energy performance / GHG rating D (171/35)
Estimated annual energy costs: €870–€1,230.

Sale price: €400,000 (fees included). Agency fees of €20,000 are payable by the buyer and represent 5.2% of the sale price.

To obtain the complete file and schedule a viewing of this property, please contact Céline HARTENSTEIN
Independent Sales Agent
RSAC No. 987 559 929 RCP No. 127 100 479
Find all our properties on IMMOBA

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

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FEATURES

Property type:	Apartment	Area:	48.0 m²	Elevator:	Oui
Property tax:	€1.00	Number of rooms:	3 rooms	Number of bedrooms:	2 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 171

Greenhouse gas emissions (GHG) index: D 35

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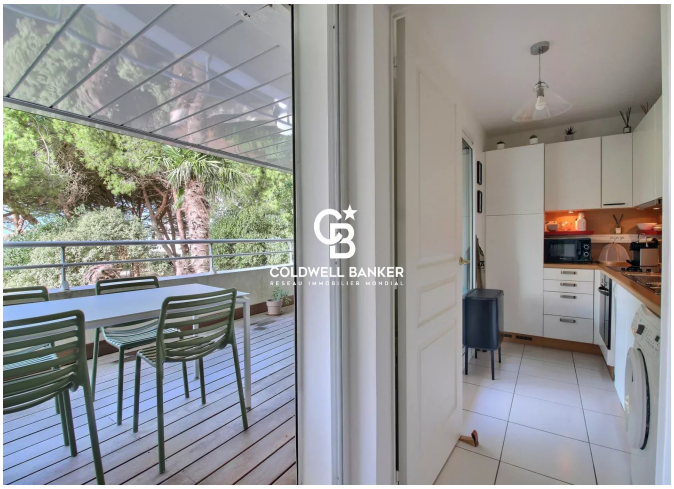

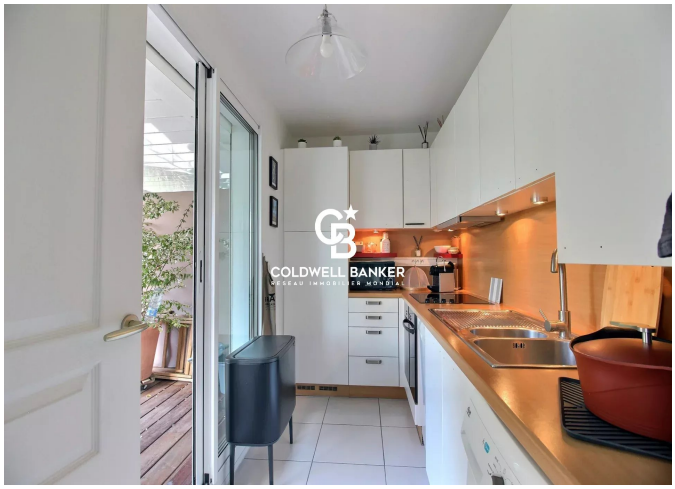





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