COLDWELL BANKER
EUROPA REALTY

Apartment Arcachon 102 m²



SALE PRICE : 795 000 €

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 just steps from Parc Mauresque, this beautiful apartment of approximately 102 m² occupies the first floor of an elegant historic villa, in an elevated position.

It benefits from exceptional natural light and unobstructed views over the surrounding greenery.

Period features – cornices, fireplaces, original parquet flooring, and high ceilings – give this property timeless charm.

The apartment comprises an entrance hall, a spacious living area with a fitted kitchen opening onto a balcony, three large bedrooms each with its own private balcony, and two bathrooms/shower rooms.

Condominium of 4 main lots.
Condominium fees: €350 per quarter
No ongoing legal proceedings.
One outdoor parking space.

Energy rating: E (264)
GHG rating: E (59)
Estimated annual energy costs: €1,740 – €2,400

Sale price: €795,000 agency fees included, of which 3.9% (€30,000) are payable by the buyer.

For more information about this exceptional property, please contact Marina Tonneau.
Discover all our listings on IMMOBA.

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

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FEATURES

Property type:	Apartment	Area:	102.0 m²	Number of rooms:	4 rooms
Number of bedrooms:	3 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 264

Greenhouse gas emissions (GHG) index: E 59

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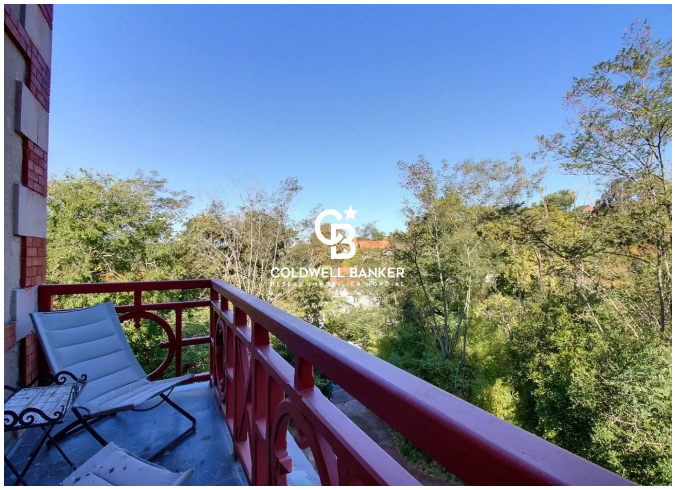












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