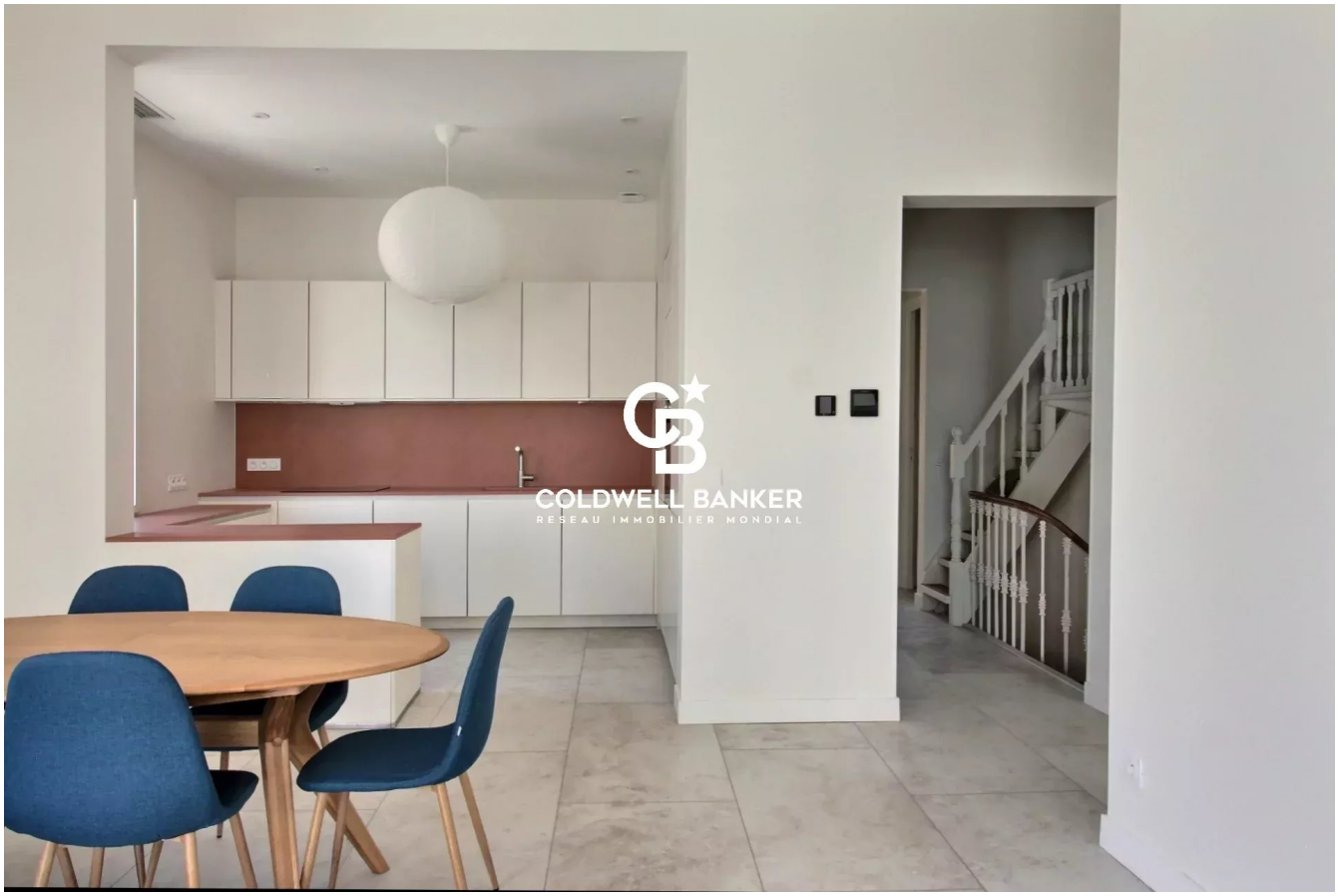
COLDWELL BANKER
EUROPA REALTY

Apartment Arcachon 102 m²



SALE PRICE : 745 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Elegance and Rarity in the City Centre – Superb T4 Apartment with Balcony and Open Views

An exceptional property, in a location where everything can be enjoyed on foot.
In one of the most sought-after neighbourhoods of the city centre, discover this magnificent 3-bedroom apartment, nestled within an intimate condominium of only three main units. A rare gem combining generous volumes, natural light and high-quality features.

A Harmonious Living Space, Blending Refinement and Functionality

Presented in impeccable condition, the apartment comprises:

- A spacious, light-filled living area with an elegantly integrated open-plan kitchen
- Three beautiful bedrooms designed for optimal comfort
- Two modern, perfectly appointed shower rooms
- A study, ideal for remote work or a cosy reading nook
- A mezzanine, adding a unique architectural touch
- A charming balcony with open views over the town hall and lovely perspectives onto the surrounding streets
- A practical and secure cellar

All of this within a truly privileged lifestyle setting: shops, beaches, the train station… everything is just a short walk away.

A Unique Apartment, with Modern Comfort and Distinctive Soul

The subtle blend of character, brightness and practicality makes this property as rare as it is coveted. A true real estate gem offering both serenity and an exceptional location.

Unique property – Information and viewings available on request.

Price: €798,000 (agency fees included)
Agency fees: €28,000 (3.5%), payable by the buyer.

Diagnostics:
Energy rating: C (120 kWhEP/m².year) – GHG: B (8 kgCO_2eq/m².year)
Estimated annual energy costs: between €960 and €1,380

Condominium with 3 main units.
Carrez surface: 102 m².
No ongoing procedures.

Full file with photos available on request.

For more information, please contact Claire d’Orglandes
Independent Sales Agent
RSAC: 792 634 016 – RCP: 79043053.

Discover all our properties on IMMOBA.

Information regarding the natural, mining and technological risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	102.0 m²	Property tax:	€1.00
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

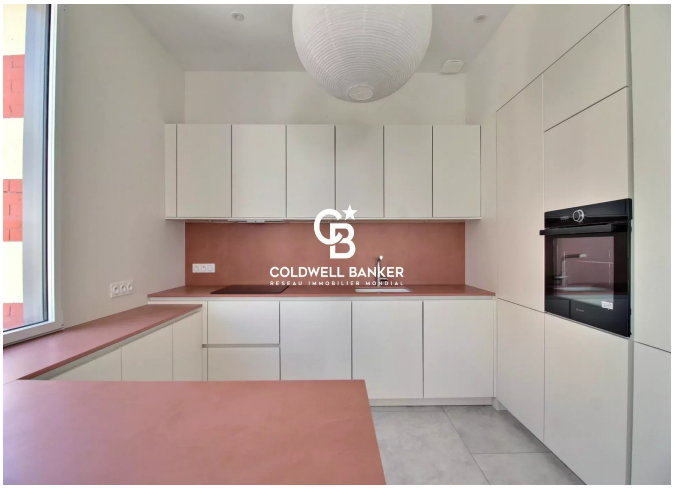
Energy performance diagnosis (EPD): C 120

Greenhouse gas emissions (GHG) index: B 8

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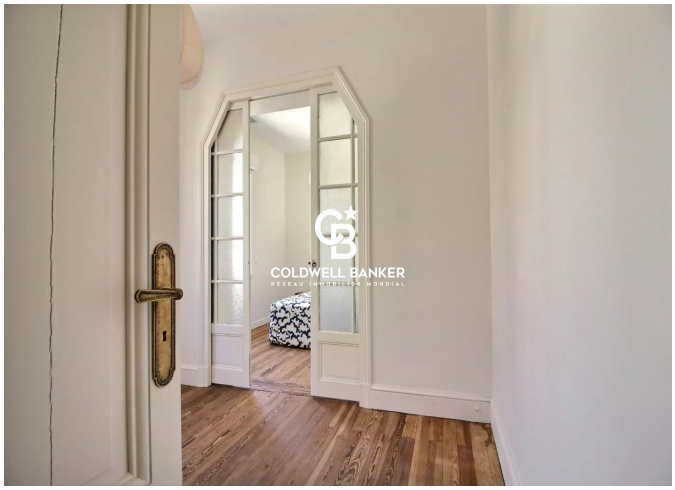












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