COLDWELL BANKER
EUROPA REALTY

Apartment Arcachon 103 m²



SALE PRICE : 785 000 €

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

Located in the highly sought-after Ville d'Hiver district, on the ground floor of a historic villa, this unique apartment enjoys exceptional sea views from every room.

In very good condition, it features a double living and dining room, a separate kitchen, two bedrooms, and a study set within an alcove.

The apartment is set within a beautifully landscaped 4,000 sqm park and benefits from pedestrian access to the town center.

A cellar, a shared attic, and one parking space complete this rare property.

Sale price: €785,000 incl. agency fees
Including €35,000 in agency fees (4.6 %), payable by the buyer.

Property subject to co-ownership (3 main lots).
No ongoing legal proceedings.
DPE E (292) ; E (63)
Estimation du coût annuel en énergie : entre 2 650 € - 3 640 € par an.

For further information, please contact Daria Vlasova, Independent Sales Agent
RSAC No.: 883 973 448 – Professional insurance No.: MMA127100479

Discover all our properties on IMMOBA.

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

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FEATURES

Property type:	Apartment	Area:	103.92 m²	Number of rooms:	4 rooms
Number of bedrooms:	2 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): E 292

Greenhouse gas emissions (GHG) index: E 63

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