COLDWELL BANKER
EUROPA REALTY

Apartment Arcachon 106 m²



SALE PRICE : 1 076 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Located on the 2nd and top floor of a historic villa in the highly sought-after Ville de Printemps, this first-line property boasts an exceptional location just steps from the shops and train station.

Filled with natural light, generous volumes, and historic charm, this beautiful family apartment offers a magnificent view of the Bassin.

It features a spacious living room with panoramic views and an open-plan kitchen that is both functional and elegant. The wide entrance hall leads to 4 bedrooms, two of which offer sea views.

Outdoors, you'll enjoy access to the shared garden and a wide promenade (perré) with direct beach access.

Includes a dedicated parking space.

Co-ownership: 12 main lots – no ongoing procedures
Monthly charges: €200
Carrez law surface area: 106.03 m²

Energy rating: E (291 kWhEP/m²/year)

GHG rating: C (11 kg CO_2/m²/year)

Estimated annual energy costs: €2,260 – €3,100

Sale price: €1,176,000 (agency fees included)
Including €56,000 in agency fees (5%) payable by the buyer

For more information, contact Anastasiya GRALLIEN Independent Sales Agent
N° RSAC 881094221 N° RCP 127100479

Discover all our listings on IMMOBA.
Risk information for this property is available at: www.georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	106.0 m²	Property tax:	€1.00
Number of rooms:	5 rooms	Number of bedrooms:	4 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

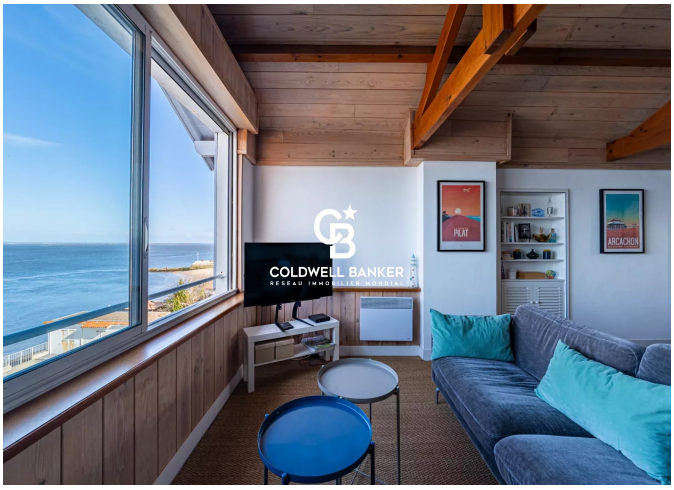
Energy performance diagnosis (EPD): E 291

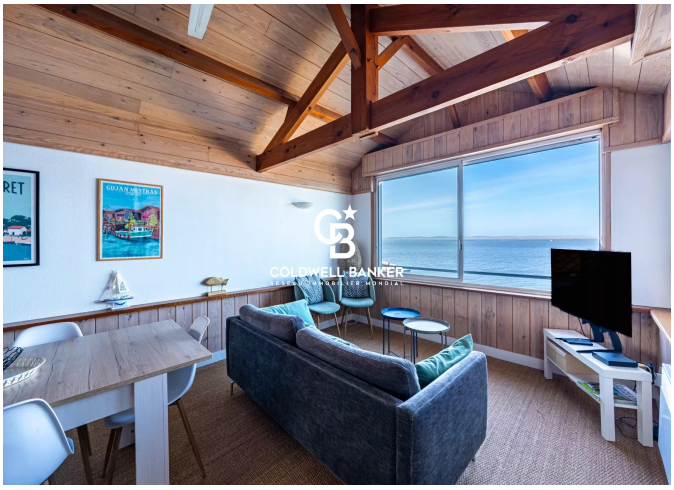
Greenhouse gas emissions (GHG) index: C 11

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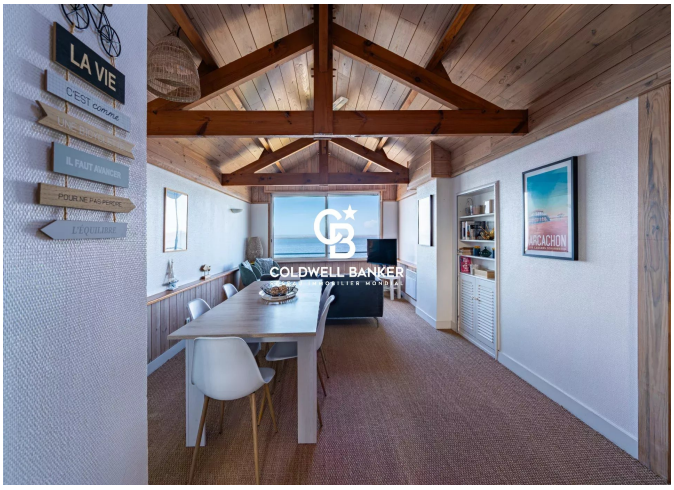
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