COLDWELL BANKER
EUROPA REALTY

Apartment Arcachon 134 m²



SALE PRICE : 977 000 €

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

T4-type apartment, described as a loft, offering generous volumes and beautiful open spaces, ideal for lovers of unique and atypical living spaces.

Bathed in natural light thanks to a superb roof lantern, the living area benefits from optimal sunlight throughout the day, reinforcing the warm and contemporary character of the whole.

The apartment comprises three bedrooms, one of which is located on a mezzanine, each with its own shower room, ensuring comfort and privacy for all occupants.

A private outdoor area in the form of a patio completes this property and offers a true spot for relaxation out of sight. A rare and valuable asset: direct private access to the beach, a genuine seaside privilege.

In addition, an independent room of approximately 25 m², fitted out as a living space with a shower room, has two separate accesses, one to the residence's common areas and the other to the outside, offering multiple possible uses (office, studio, guest space).

Possibility to purchase a parking space for an additional fee.

Price: €977,000 HAI (fees included)
Fees of €47,000, i.e. 4.8% payable by the buyer.

Diagnostics: Energy Performance Certificate (DPE) C (167 kWhEP/m².year), GHG emissions (GES) A (5 kgCO2e/m².year).
Estimated annual energy costs: €1,350 to €1,890

Annual charges: €1,486/year
Property in a co-ownership of 9 main lots.
No ongoing legal proceedings.

For more information, contact Claire d'Orglandes.
Independent sales agent.
RSAC: 792 634 016 - RCP: 79043053.
Find all our properties on IMMOBA.

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FEATURES

Property type:	Apartment	Area:	134.0 m²	Property tax:	€1.00
Number of rooms:	4 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): C 167

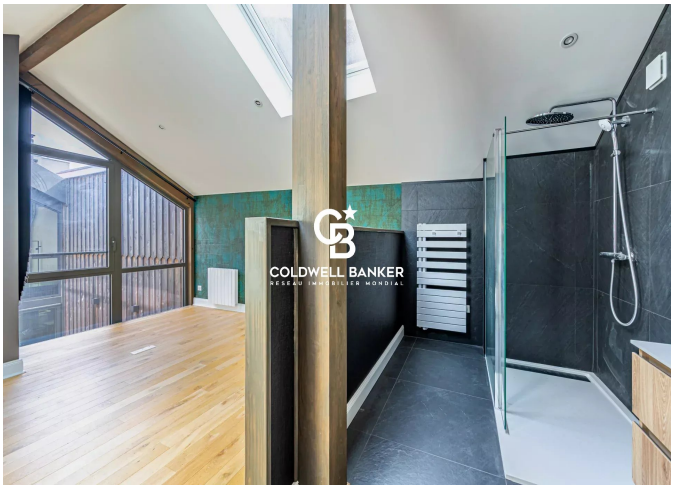
Greenhouse gas emissions (GHG) index: A 5

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