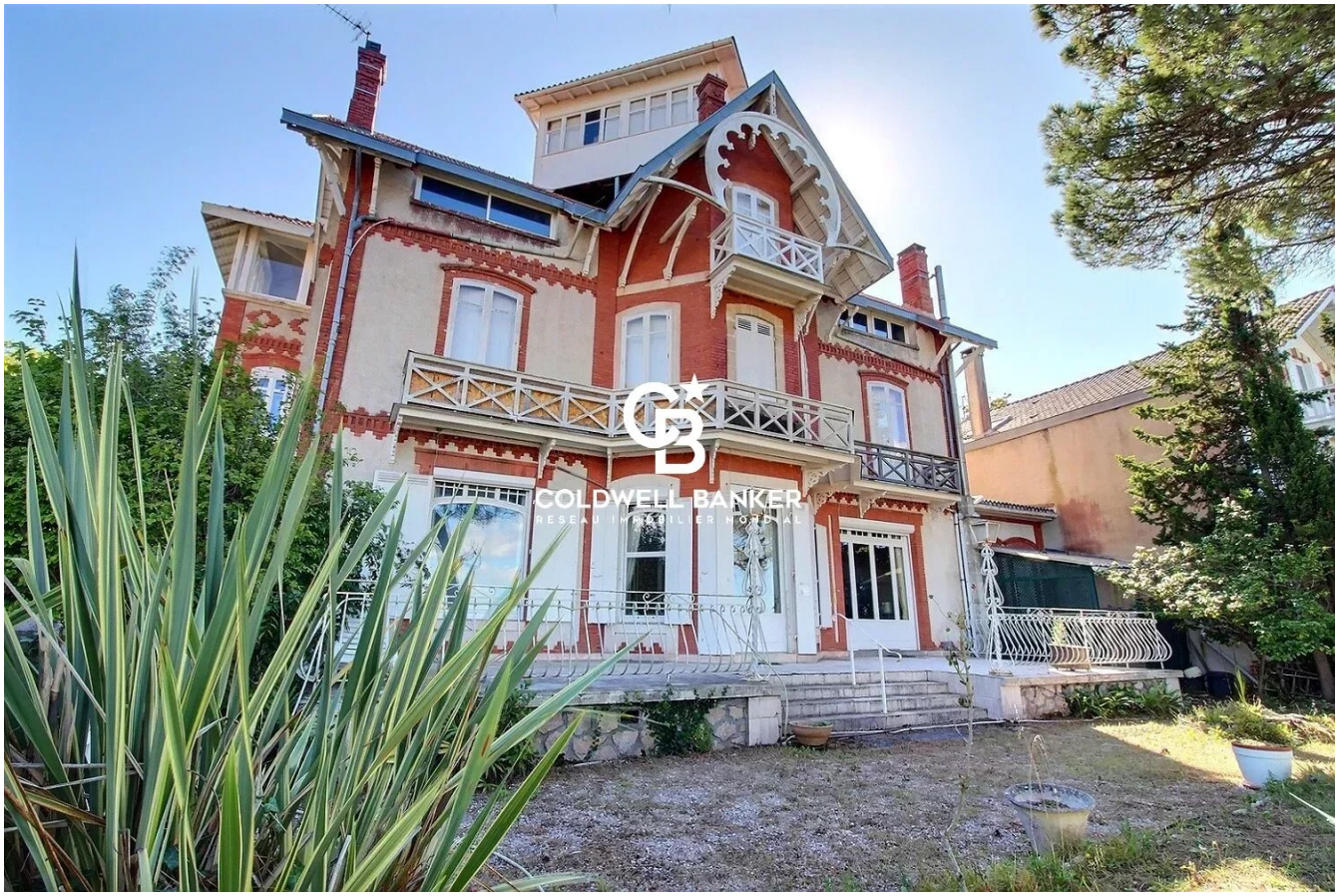
COLDWELL BANKER
EUROPA REALTY

Apartment Arcachon 163 m²



SALE PRICE : 1 000 000 €

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 in the Ville d'Hiver district, Coldwell Banker Realty Immoba presents an apartment that is sure to charm you with its generous volumes and exceptional outdoor spaces, including a large terrace of over 50 m² and a private-use garden of 160 m².

The apartment consists of a living room and a dining room, both opening onto the terrace, as well as 4 bedrooms, a kitchen, a utility room, a walk-in closet, and two shower rooms.
An elevator provides access to a basement of approximately 68 m², offering various storage areas and a garage that can accommodate two vehicles. An additional outdoor parking space completes the property.

Renovation work is to be expected to reveal the full potential of this apartment and turn it into a true gem.
A rare property on the market, full of character, with an exceptional location and beautiful volumes.

Price: €1,000,000 (agency fees included)
Agency fees of €40,000 (4%) are payable by the buyer.

Energy diagnostics: DPE E (277 kWhEP/m²/year), GES D (47 kgCO_2/m²/year)
Estimated annual energy costs: between €3,780 and €5,160 per year.

Annual charges: €4,617
No ongoing procedures
10 main units.

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

Property type:	Apartment	Area:	163.0 m²	Property tax:	€2.00
Number of rooms:	6 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 277

Greenhouse gas emissions (GHG) index: D 47

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