COLDWELL BANKER
EUROPA REALTY

Apartment Arcachon 186 m²



SALE PRICE : 1 495 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

In the heart of Arcachon, in one of the town's most sought-after locations, this remarkable dual-aspect apartment spans 186 sqm and occupies the fifth floor of a prestigious, impeccably maintained residence.

Accessible via a private elevator, it offers an exceptional level of comfort and privacy, rarely found in the town centre.

The reception areas feature generous volumes, abundant natural light, and open onto expansive terraces overlooking Arcachon's iconic red-tiled rooftops. An elegant dining room seamlessly extends the living area, creating a refined space for entertaining.

The sleeping quarters comprise four comfortable bedrooms, including two genuine master suites, ensuring both privacy and tranquillity.

Each room enjoys direct access to the terraces and benefits from open views across the town, complemented by a delightful glimpse of Arcachon Bay in the background.

The property forms part of a condominium comprising 12 principal lots. Annual service charges: €3,548. Carrez Law surface area: 186.82 sqm. No legal proceedings currently underway.

Sale price: €1,680,000, including agency fees of €80,000 (5%) payable by the purchaser.

For further information, please contact Anastasiya GRALLIEN, Independent Sales Agent
RSAC No. 881094221 – Professional Liability Insurance No. 127100479.

Energy Performance Certificate (EPC): C (119 kWhEP/sqm/year)
Greenhouse Gas Emissions: A (4 kg CO_2/sqm/year)

Estimated annual energy costs: between €2,040 and €2,820.

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Information regarding potential risks to which this property may be exposed is available upon request or on the Géorisques website: www.georisques.gouv.fr.

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FEATURES

Property type:	Apartment	Area:	186.83 m²	Elevator:	Oui
Number of rooms:	7 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 117

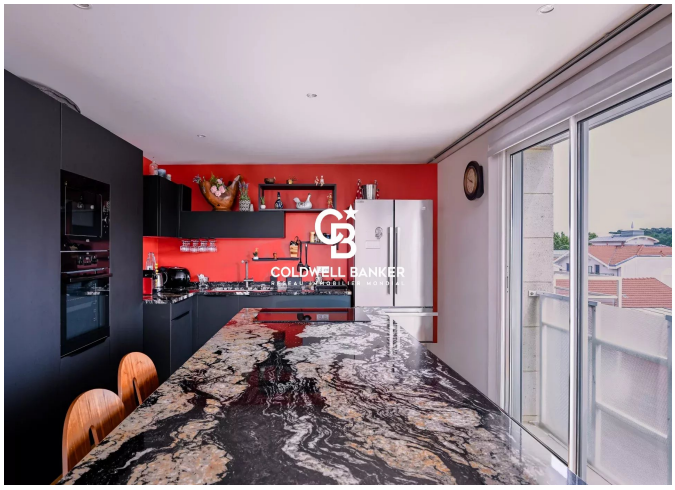
Greenhouse gas emissions (GHG) index: A 5

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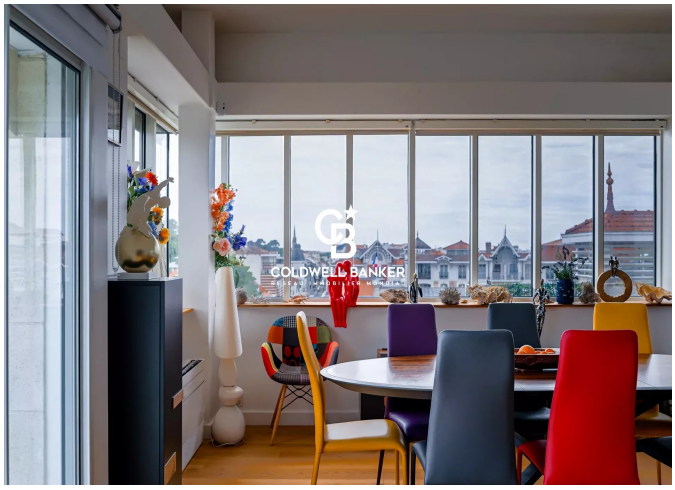
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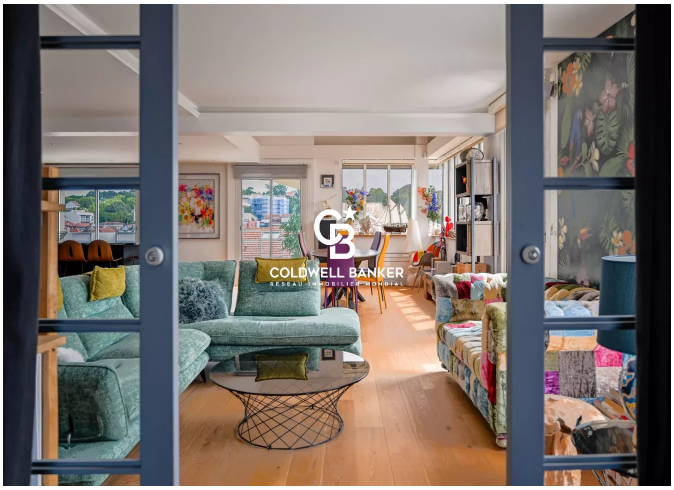
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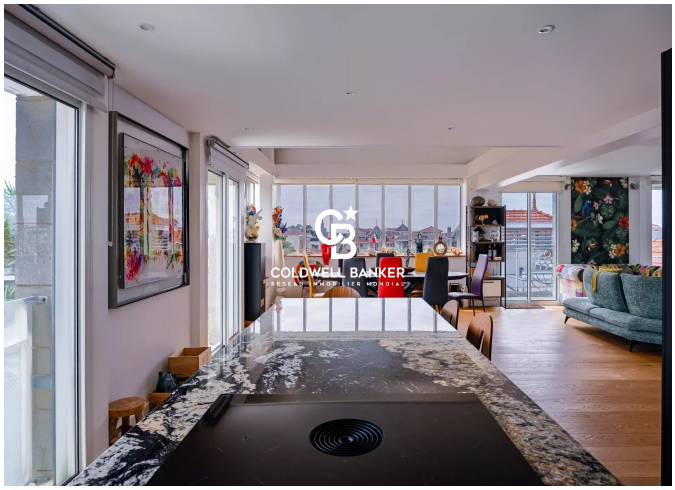












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