COLDWELL BANKER
EUROPA REALTY

Apartment Arcachon 198 m²



SALE PRICE : 1 795 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Located in one of Arcachon's most impressive historic villas, in a peaceful and tree-lined setting, just a two-minute walk from the beach, this apartment will captivate you with its rarity and luxurious features.

It feels like a house and benefits from exceptional brightness thanks to its south-facing orientation.

The living areas are spacious and filled with light. The modern, fully equipped kitchen is semi-open to the living room and opens onto a large continuous terrace.

The sleeping area comprises 4 bedrooms, 3 of which have en-suite bathrooms, 2 cabin-style bedrooms, and a family shower room.

A cellar and two closed garages complete this exceptional property.

Carrez law surface: 194 m²
Energy rating: F (357)
GHG rating: C (12)
Estimated annual energy costs: €4,150 – €5,615

Condominium of 7 main lots, no ongoing legal proceedings.

Price: €1,795,000 agency fees included, of which €70,000 (4%) are payable by the buyer.

Presented by Marina Tonneau.
Discover all our listings on IMMOBA.

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

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

PHONE : +33557158881
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	Apartment	Area:	198.0 m²	Property tax:	€2.00
Number of rooms:	8 rooms	Number of bedrooms:	6 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): F 356

Greenhouse gas emissions (GHG) index: C 11

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

PHONE : +33557158881
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













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

PHONE : +33557158881
immoba@coldwellbanker.fr