COLDWELL BANKER
EUROPA REALTY

Apartment Arcachon 200 m²



SALE PRICE : 1 250 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

ARCACHON – Located within one of the most remarkable historic villas in the Ville d'Hiver (Winter Town), this exceptional apartment enjoys a unique living environment, nestled in a preserved and secluded wooded park.

Occupying an elevated position, it offers spectacular panoramic views over the Arcachon Bay, which can be enjoyed from most of the living areas. Spanning approximately 200 sq m across two levels (duplex), this rare property elegantly combines period charm with contemporary comfort, highlighting beautifully and carefully preserved original architectural features.

The apartment opens onto a vast, light-filled reception room, extended by a semi-open kitchen perfectly integrated into the living space. The property includes five bedrooms and four bathrooms, offering ideal comfort for welcoming family and guests.

A laundry room, a closed garage, and two private parking spaces complete this property with highly sought-after amenities.

Co-ownership (Copropriété): 4 main lots, no ongoing legal proceedings.

DPE (Energy Rating): E (266) – GES (Greenhouse Gas): E (59)

Estimated annual energy costs: €4,480 – €6,110

Price: €1,250,000 Agency Fees Included (including €50,000 fees payable by the buyer).

For further information about this exceptional property, please contact Marina Tonneau.

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

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FEATURES

Property type:	Apartment	Area:	200.0 m²	Number of units:	5
Number of rooms:	6 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 265

Greenhouse gas emissions (GHG) index: E 60

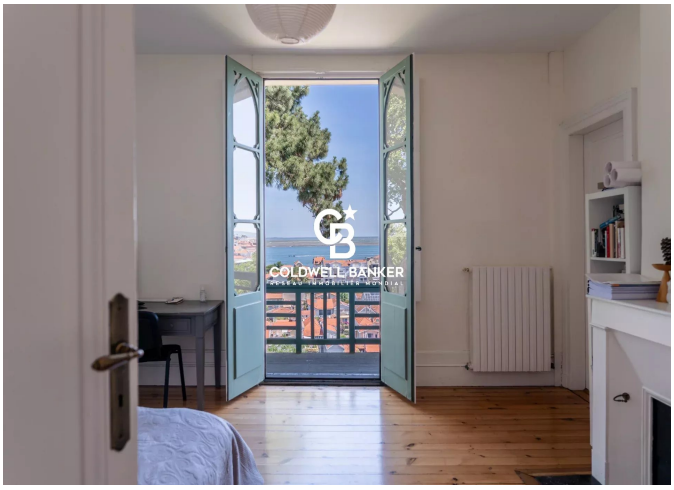
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