COLDWELL BANKER
EUROPA REALTY

Apartment Arcachon 53 m²



SALE PRICE : 532 500 €

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 the sought-after Aiguillon district, just a few steps from Saint-Ferdinand Church, shops, and the beach, this brand-new two-bedroom apartment, built in 2024, embodies the discreet charm and elegance of a place where life is truly enjoyable.

Nestled on the first and top floor of an intimate four-unit residence, the 27 m² living area is bathed in natural light and opens onto two spacious terraces of 14.5 m² and 10 m² — perfect outdoor extensions for enjoying a morning coffee or an evening aperitif while admiring the sunset in a peaceful, preserved setting.

The apartment offers two spacious bedrooms, including one of 24 m² with a private balcony, a contemporary shower room, and a separate toilet. Every detail of the renovation has been designed to create a harmonious and refined atmosphere, combining modern comfort with character — a true haven of serenity in the heart of L'Aiguillon.

Energy rating: C (148 kWh/m²/year)
GHG emissions: A (4 kgCO_2/m²/year)
Estimated annual energy costs: €3,060–€4,210/year.

Sale price: €532,500, agency fees included.
Fees of €22,500 (4.41%) paid by the buyer.

For further information, please contact:
Juliette RIVIERE
Independent Sales Agent
RSAC No. 991 931 205 — RCACO-25-032993

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Information regarding potential risks affecting this property is available upon request or on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	53.2 m²	Number of rooms:	3 rooms
Number of bedrooms:	2 bedrooms				

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

ENERGY PERFORMANCE DIAGNOSIS

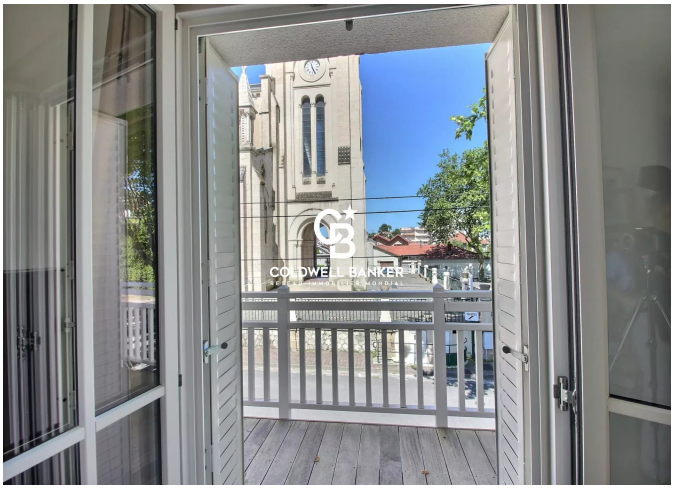
Energy performance diagnosis (EPD): C 148

Greenhouse gas emissions (GHG) index: A 4

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