COLDWELL BANKER
EUROPA REALTY

Apartment Arcachon 61 m²



SALE PRICE : 899 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

An exceptional location just 150 metres from Arcachon's central market and with direct access to the beach, this beautifully renovated 61 m² through-apartment offers stunning views of the Bay of Arcachon, the rooftops of the town centre, and the Ville d'Hiver district.

Located on the 4th and top floor of a well-maintained residence, the apartment features:

A bright living room with fully equipped kitchen

One main bedroom

A second cabin-style bedroom (ideal for guests or children)

A south-facing terrace and a separate balcony with sea views

Included amenities:

Underground garage

Private storage cellar

Secure bicycle storage

Co-ownership:

24 main lots

No ongoing legal proceedings

Energy performance:

DPE: D (246.7 kWhEP/m²/year)

GHG: B (7 kg CO_2/m²/year)
Estimated annual energy costs: €930 – €1,310 (based on 2021 prices)

Sale price: €899,000 agency fees included
Agency fees of €39,000 incl. VAT (4.5%) are payable by the buyer
Net seller price: €860,000

For more information, contact Daria VLASOVA, Independent Sales Agent

RSAC No. 883 973 448 – RCP No. MMA127100479

Find all our listings on IMMOBA

Check property risk information at: www.georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	61.01 m²	Elevator:	Oui
Property tax:	€1.00	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): D 246

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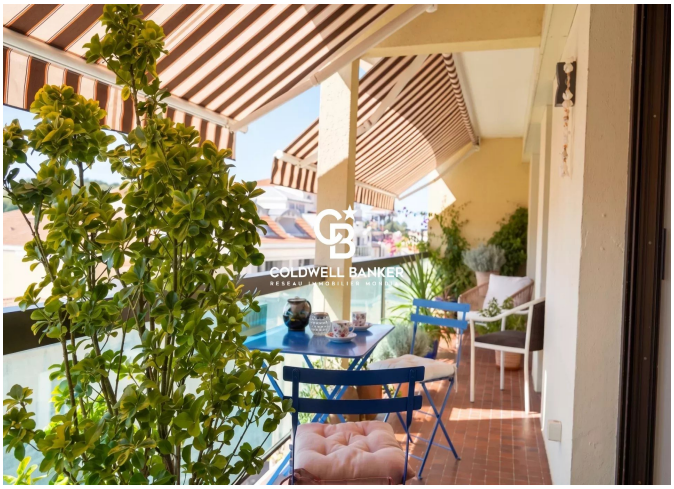







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