COLDWELL BANKER
EUROPA REALTY

Apartment Arcachon 70 m²



SALE PRICE : 1 080 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
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DESCRIPTION

Ideally located in the heart of Arcachon, near Pereire, in a privileged setting, this stunning loft-style apartment is nestled within an elegant Arcachon villa full of charm and set directly on the waterfront.

Boasting exceptional panoramic views over the Bassin d'Arcachon, this rare property offers a unique lifestyle combining peace, natural light, and immediate proximity to the town centre, shops, and train station. The residence's private seawall is accessible to all co-owners.

Offering approximately 70 sqm of living space, the apartment has been designed and decorated in a refined nautical style by an architect. It is immediately appealing thanks to its optimised layout and warm atmosphere. The bright living and dining area opens onto a pleasant balcony extended by a beautiful 21 sqm terrace facing the Bay. A mezzanine converted into a sleeping area with four beds will delight children and teenagers. The separate kitchen is fully fitted and equipped. The master suite features built-in wardrobes and its own private shower room.

A second mezzanine provides additional sleeping accommodation, ideal for hosting family and friends. A second shower room as well as a guest WC complete the property.

The apartment is perfectly maintained and thoughtfully designed with numerous bespoke storage solutions. The common areas, also very well preserved, highlight the charm of the period property with beautiful original features carefully maintained.

Two secure parking spaces and a storage cellar complete this rare property. Residents also benefit from shared access to the residence's seawall, offering a direct and privileged connection to the Bay.

An elegant and light-filled apartment in a peaceful and highly sought-after neighbourhood, ideal for fully enjoying the Arcachon lifestyle while admiring one of the most beautiful views over the Bay.

Co-ownership of 4 main lots.
Co-ownership charges: €567.15
No ongoing legal proceedings.

Energy rating: F (397)
Greenhouse gas emissions: C (14)

Estimated annual energy costs: between €2,540 and €3,490 per year.

Sale price: €1,080,000 agency fees included, of which 4.3% fees payable by the buyer, representing €50,000.

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

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Information regarding the potential risks to which this property is exposed is available upon request or on the Géorisques website

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FEATURES

Property type:	Apartment	Area:	70.0 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): F 397

Greenhouse gas emissions (GHG) index: C 14

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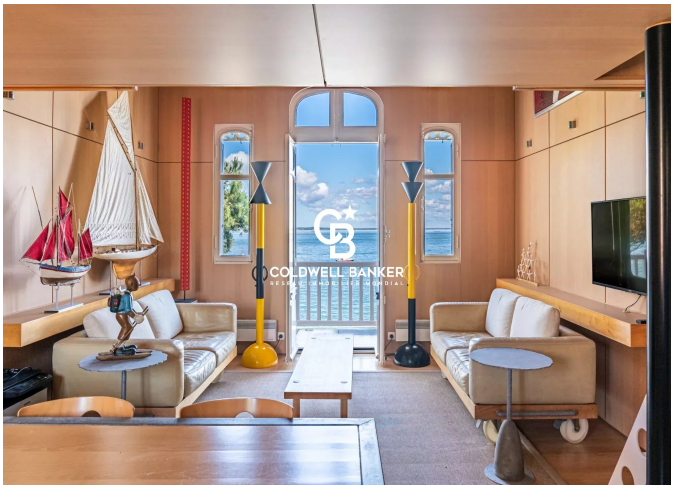



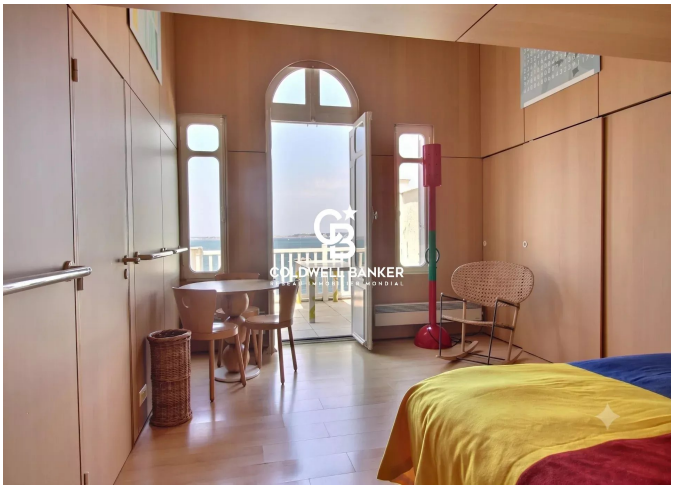

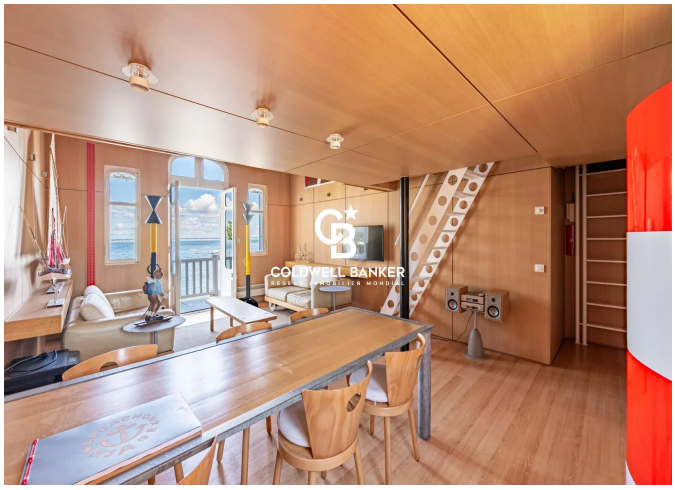



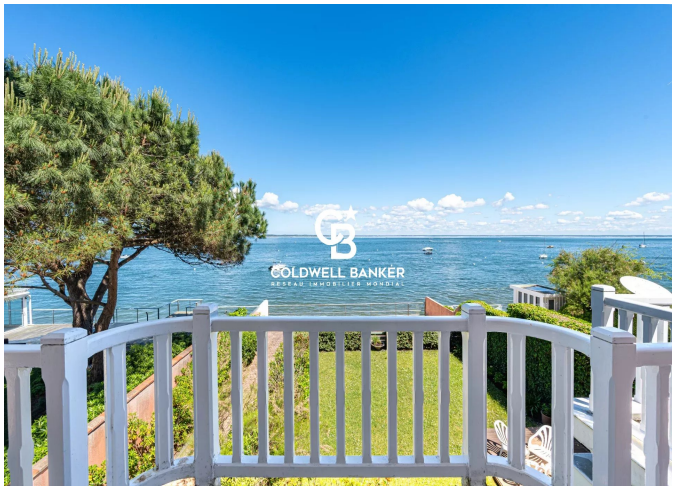

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