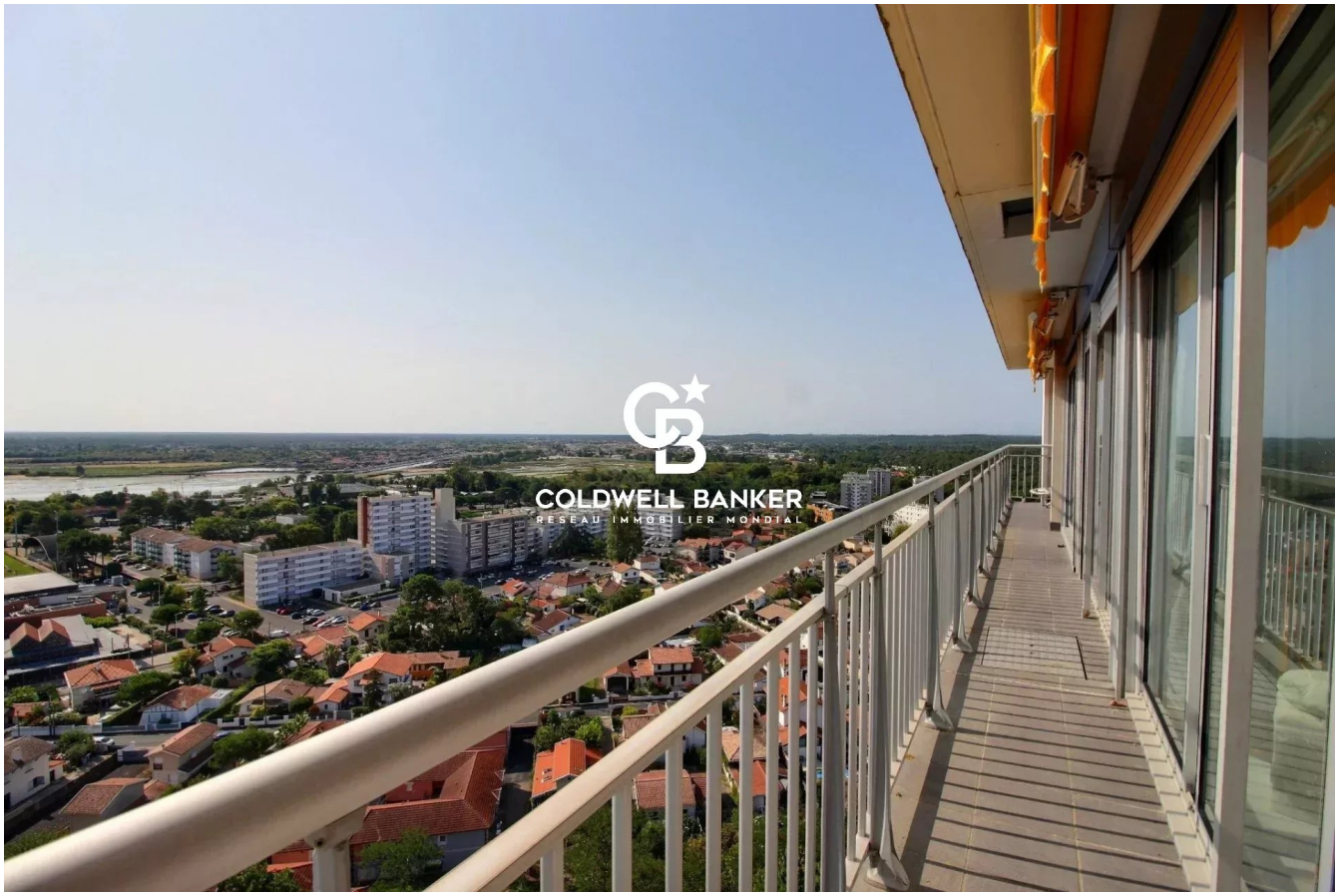
COLDWELL BANKER
EUROPA REALTY

Apartment Arcachon 72 m²



SALE PRICE : 450 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

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immoba@coldwellbanker.fr

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DESCRIPTION

In one of the most preserved and sought-after areas of Ville d'Automne, within a magnificent landscaped park of over 20,000 m², this character apartment of approximately 72 m² enjoys a rare living environment where nature, tranquility and light come together harmoniously.

From the moment you enter, the proportions and potential of this property are appealing. The sleeping area comprises two bedrooms extended by a south-facing balcony, offering remarkable brightness and open views over the Basin.

The living room, generous and bathed in light, opens onto a pleasant south-facing terrace. A true extension of the interior space, it reveals an exceptional panorama that evolves with the seasons and invites you to savour every moment in a privileged setting.

A separate kitchen, an entrance cloakroom and a laundry room complete a fluid and functional layout. A storage room and two outdoor parking spaces complete the property's features.

Some renovation work will allow you to enhance this exclusive address and reveal its full elegance, offering the opportunity to create a residence in your image in an environment of rare quality.

A distinctive property for connoisseurs of exceptional locations, seeking a refined lifestyle combining discretion, nature and a unique panorama.

Price: €450,000 including agency fees.
Agency fees of €22,000, i.e. 4.88%, are payable by the buyer.

Diagnostics: DPE C (170 kWhEP/m².year). GES D (37 kgCO2e/m².year).
Estimated annual energy costs between €1,490 and €2,060 per year.

The property is part of a co-ownership comprising 80 main lots. 72 m² (Carrez law). No ongoing legal proceedings.

Complete file with photos available on request.

For more information, contact Claire d'Orglandes.
Independent commercial agent.
RSAC: 792 634 016 - RCP: 79043053.
Find all our properties on IMMOBA.

Information on the risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	72.0 m²	Number of rooms:	3 rooms
Number of bedrooms:	2 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 170

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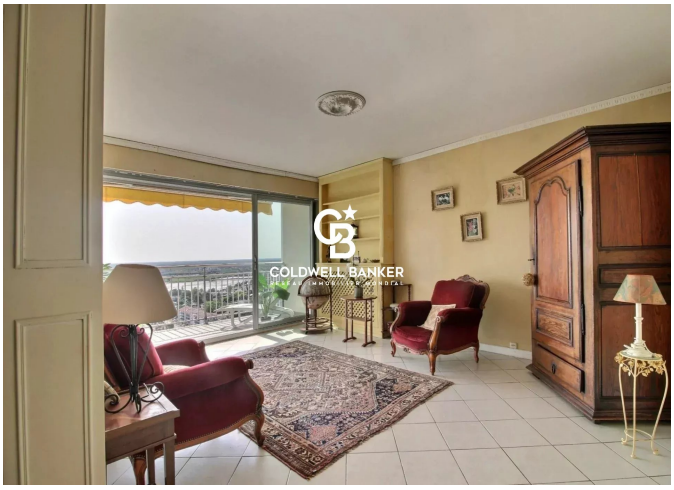









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