COLDWELL BANKER
EUROPA REALTY

Apartment Arcachon 92 m²



SALE PRICE : 499 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Ideally located on the top floor, right in the heart of the lively Aiguillon neighborhood, this 92 m² duplex offers a practical and pleasant living environment, just steps from shops, the port and transport.

The apartment comprises, on the first level, a large living area of about 35 m² extended by an east-facing balcony, a separate kitchen and a master suite.

On the upper floor you will find a second bedroom with its own private balcony, an office (or spare bedroom) as well as a separate bathroom.

This property also includes a large closed garage and a storage room.

A privileged location in a dynamic and friendly neighborhood, just steps from shops, the market, the port and the beaches.

The co-ownership comprises 40 main lots.
No ongoing legal proceedings.

DPE C (118) and GES A (3)
Estimated annual energy costs: between €730 and €1,060 per year.

Sale price: €555,000 agency fees included.
Fees payable by the seller.

For more information contact Charlotte DAGNIAUX,
Independent Sales Agent
RSAC No.: 921 649 067 RCP No.: MA035A20ANPMIO2.

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:	92.0 m²	Elevator:	Oui
Property tax:	€2.00	Number of rooms:	4 rooms	Number of bedrooms:	2 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 118

Greenhouse gas emissions (GHG) index: A 3

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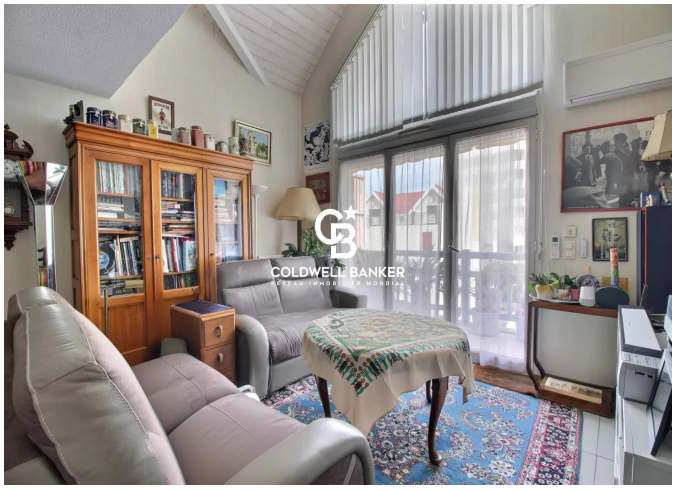



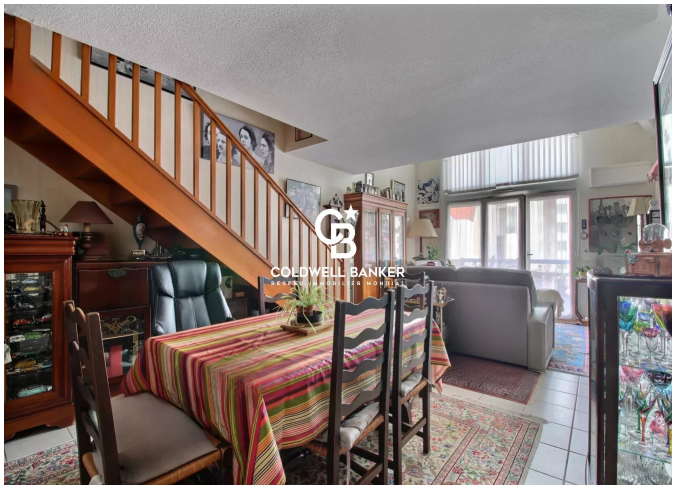

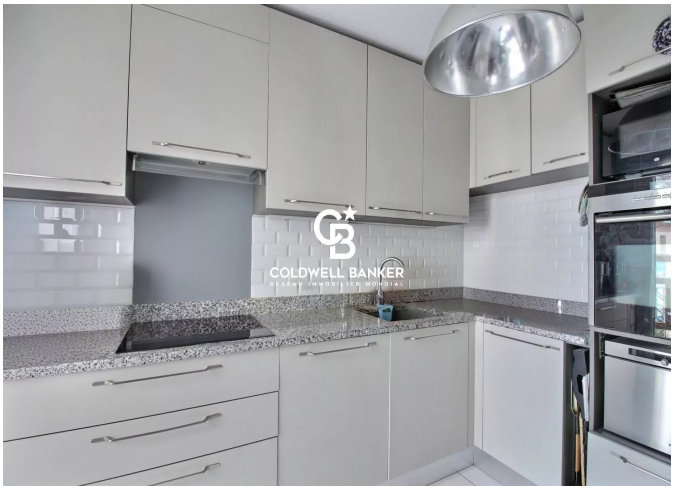

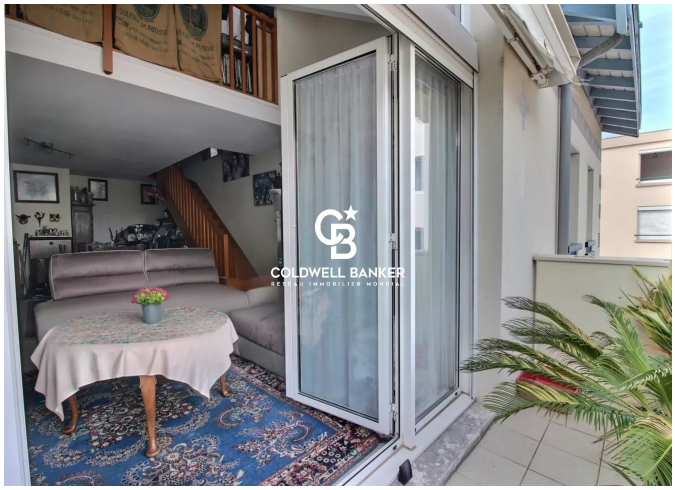

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