

Appartement Arcachon 102 m²



PRIX DE VENTE : 860 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Ideally located just steps from Parc Mauresque, this beautiful apartment of approximately 102 m² occupies the first floor of an elegant historic villa, in an elevated position.

It benefits from exceptional natural light and unobstructed views over the surrounding greenery.

Period features – cornices, fireplaces, original parquet flooring, and high ceilings – give this property timeless charm.

The apartment comprises an entrance hall, a spacious living area with a fitted kitchen opening onto a balcony, three large bedrooms each with its own private balcony, and two bathrooms/shower rooms.

Condominium of 4 main lots.

Condominium fees: €350 per quarter

No ongoing legal proceedings.

One outdoor parking space.

Energy rating: E (263)

GHG rating: E (58)

Estimated annual energy costs: €1,740 – €2,400

Sale price: €896,000 agency fees included, of which 3.9% (€34,000) are payable by the buyer.

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

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Information on the risks to which this property may be exposed is available upon request or on the Géorisques website: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	102.0 m ²	NB de pièces :	4 rooms
NB de chambres :	3 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

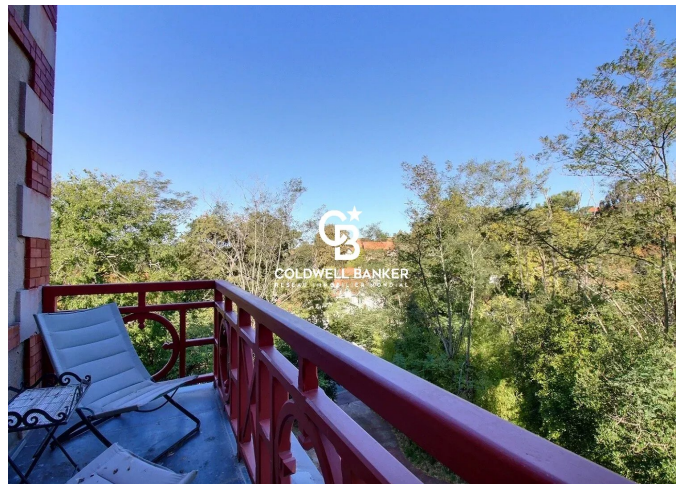
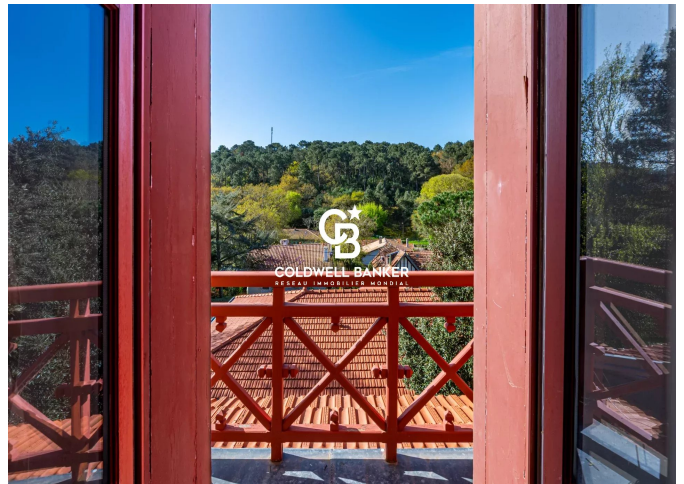
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 263

Indice d'émission de gaz à effet de serre (GES) : E 58



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