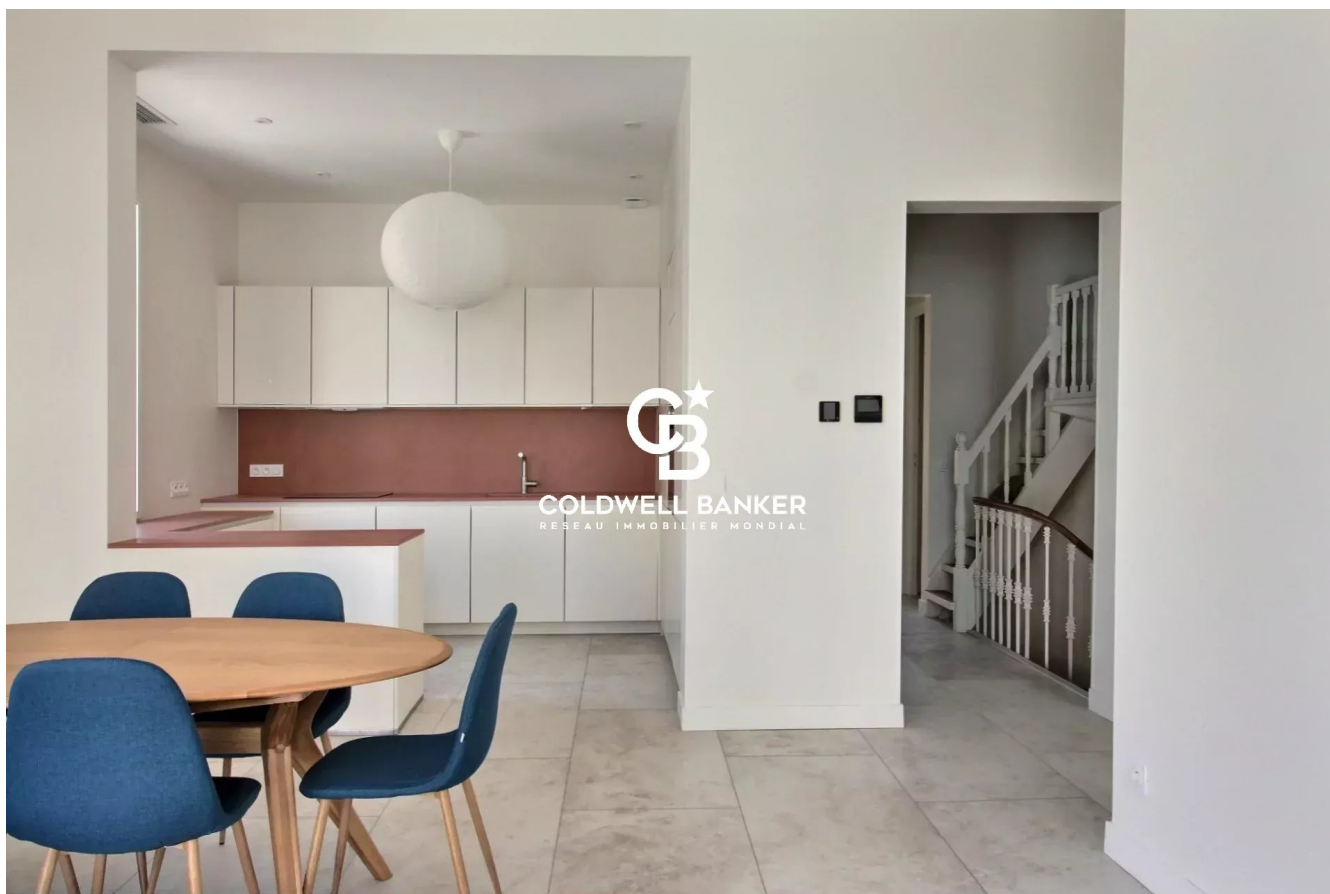


Appartement Arcachon 102 m<sup>2</sup>

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PRIX DE VENTE : 798 000 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

## DESCRIPTION

Elegance and Rarity in the City Centre – Superb T4 Apartment with Balcony and Open Views

An exceptional property, in a location where everything can be enjoyed on foot.

In one of the most sought-after neighbourhoods of the city centre, discover this magnificent 3-bedroom apartment, nestled within an intimate condominium of only three main units. A rare gem combining generous volumes, natural light and high-quality features.

A Harmonious Living Space, Blending Refinement and Functionality

Presented in impeccable condition, the apartment comprises:

- A spacious, light-filled living area with an elegantly integrated open-plan kitchen
- Three beautiful bedrooms designed for optimal comfort
- Two modern, perfectly appointed shower rooms
- A study, ideal for remote work or a cosy reading nook
- A mezzanine, adding a unique architectural touch
- A charming balcony with open views over the town hall and lovely perspectives onto the surrounding streets
- A practical and secure cellar

All of this within a truly privileged lifestyle setting: shops, beaches, the train station... everything is just a short walk away.

A Unique Apartment, with Modern Comfort and Distinctive Soul

The subtle blend of character, brightness and practicality makes this property as rare as it is coveted. A true real estate gem offering both serenity and an exceptional location.

Unique property – Information and viewings available on request.

Price: €798,000 (agency fees included)

Agency fees: €28,000 (3.5%), payable by the buyer.

Diagnostics:

Energy rating: C (120 kWhEP/m<sup>2</sup>.year) – GHG: B (8 kgCO<sub>2</sub>eq/m<sup>2</sup>.year)

Estimated annual energy costs: between €960 and €1,380

Condominium with 3 main units.

Carrez surface: 102 m<sup>2</sup>.

No ongoing procedures.

Full file with photos available on request.

For more information, please contact Claire d'Orglandes  
Independent Sales Agent  
RSAC: 792 634 016 – RCP: 79043053.

Discover all our properties on IMMOBA.

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

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	102.0 m <sup>2</sup>	Taxe foncière :	€1.00
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](http://www.georisques.gouv.fr)

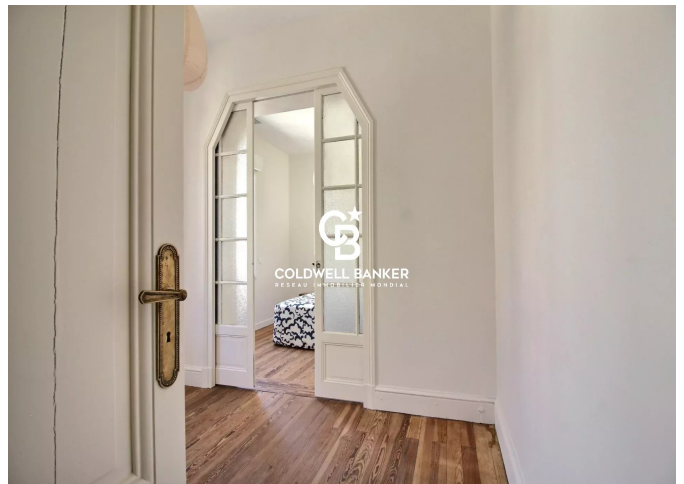
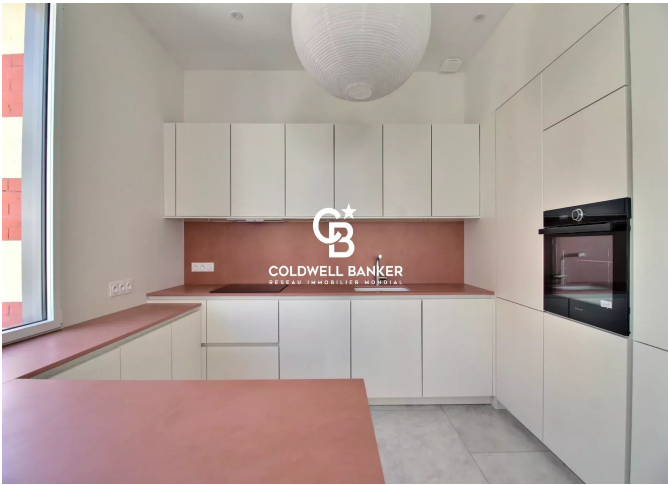
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 120

Indice d'émission de gaz à effet de serre (GES) : B 8



**COLDWELL BANKER**  
**EUROPA REALTY**



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