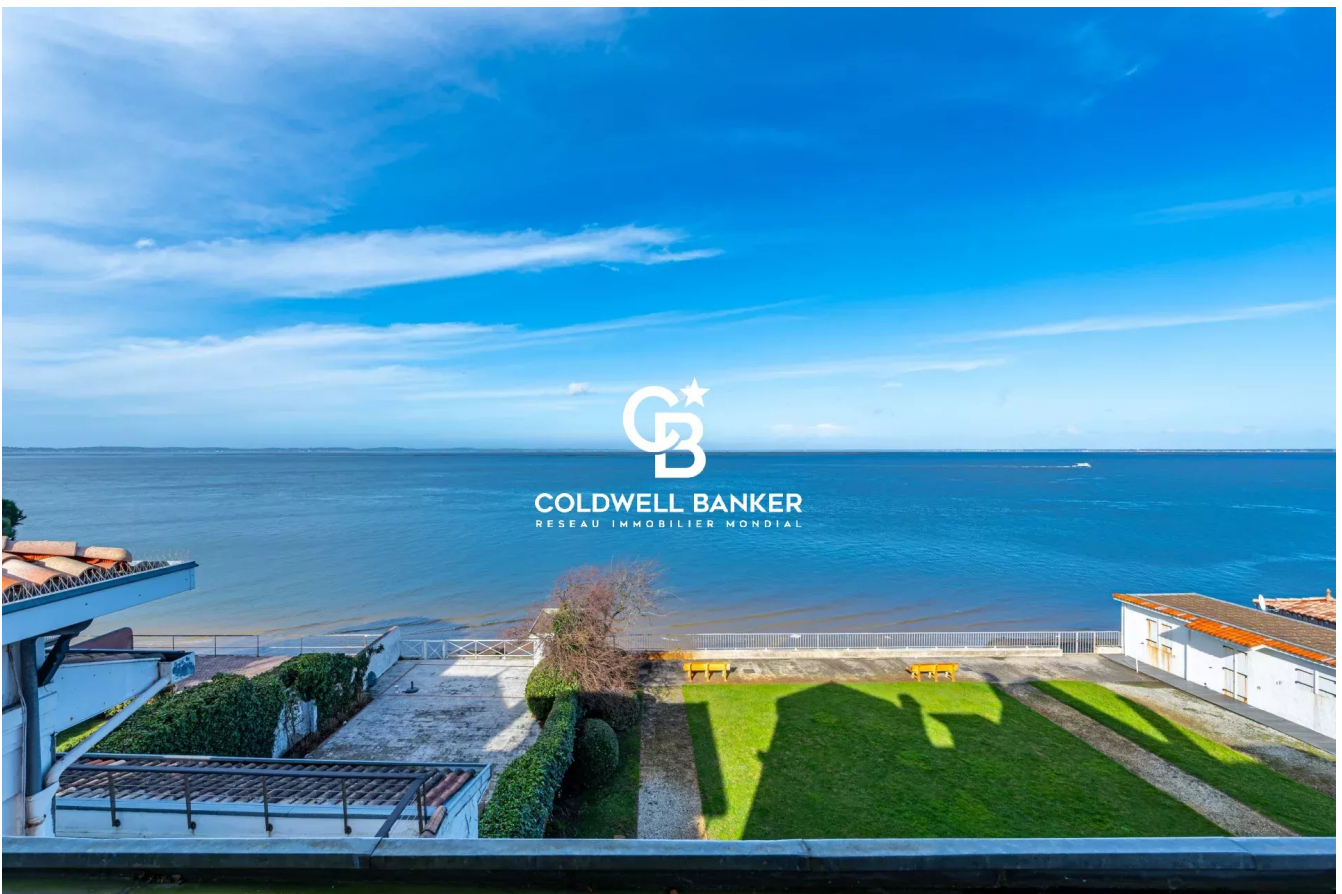


Appartement Arcachon 106 m<sup>2</sup>

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PRIX DE VENTE : 1 176 000 €

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

## DESCRIPTION

Located on the 2nd and top floor of a historic villa in the highly sought-after Ville de Printemps, this first-line property boasts an exceptional location just steps from the shops and train station.

Filled with natural light, generous volumes, and historic charm, this beautiful family apartment offers a magnificent view of the Bassin.

It features a spacious living room with panoramic views and an open-plan kitchen that is both functional and elegant. The wide entrance hall leads to 4 bedrooms, two of which offer sea views.

Outdoors, you'll enjoy access to the shared garden and a wide promenade (perré) with direct beach access.

Includes a dedicated parking space.

Rental estimate: €62,000 net/year (based on 18 weeks of occupancy)

Co-ownership: 12 main lots – no ongoing procedures

Monthly charges: €200

Carrez law surface area: 106.03 m<sup>2</sup>

Energy rating: E (291 kWhEP/m<sup>2</sup>/year)

GHG rating: C (11 kg CO<sub>2</sub>/m<sup>2</sup>/year)

Estimated annual energy costs: €2,260 – €3,100

Sale price: €1,176,000 (agency fees included)

Including €56,000 in agency fees (5%) payable by the buyer

For more information, contact Anastasiya GRALLIEN Independent Sales Agent  
N° RSAC 881094221 N° RCP 127100479

Discover all our listings on IMMOBA.

Risk information for this property is available at: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	106.0 m <sup>2</sup>	Taxe foncière :	€1.00
NB de pièces :	5 rooms	NB de chambres :	4 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)

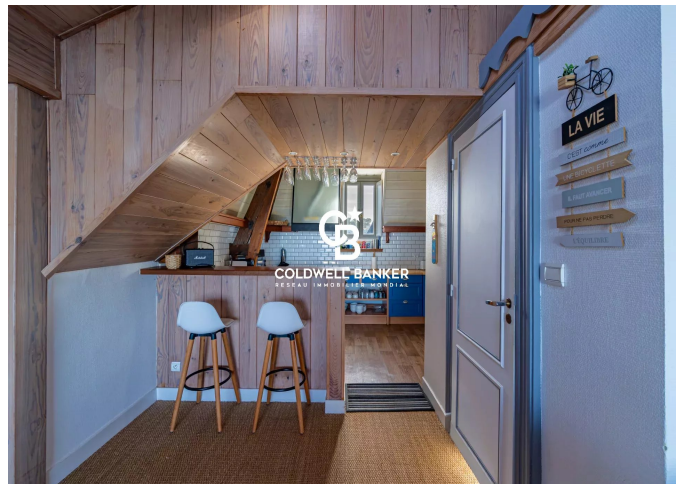
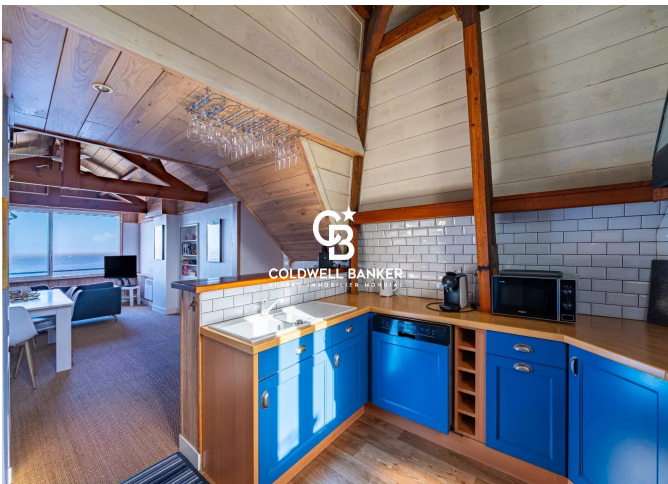
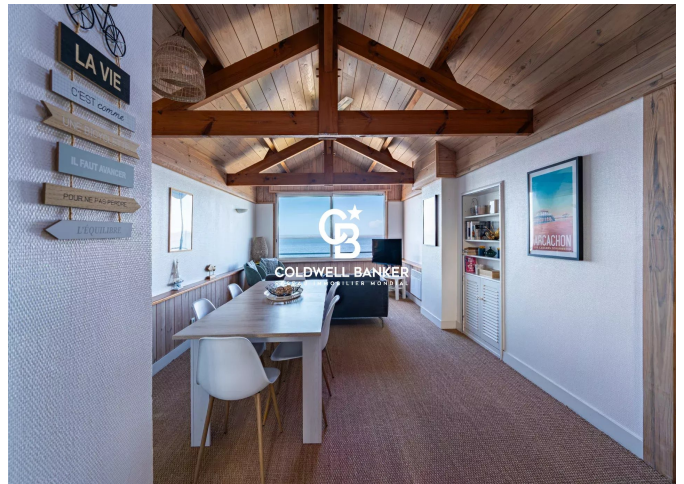
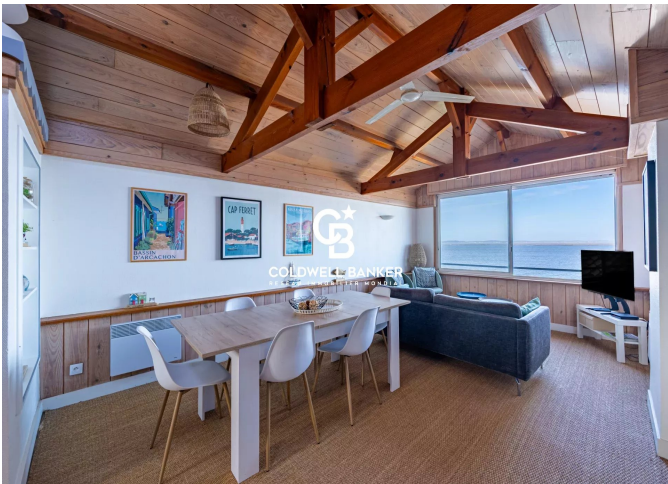
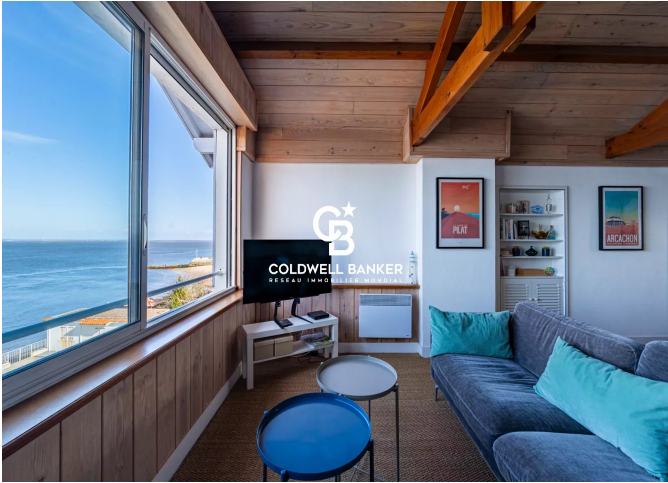
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 291

Indice d'émission de gaz à effet de serre (GES) : C 11



**COLDWELL BANKER**  
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