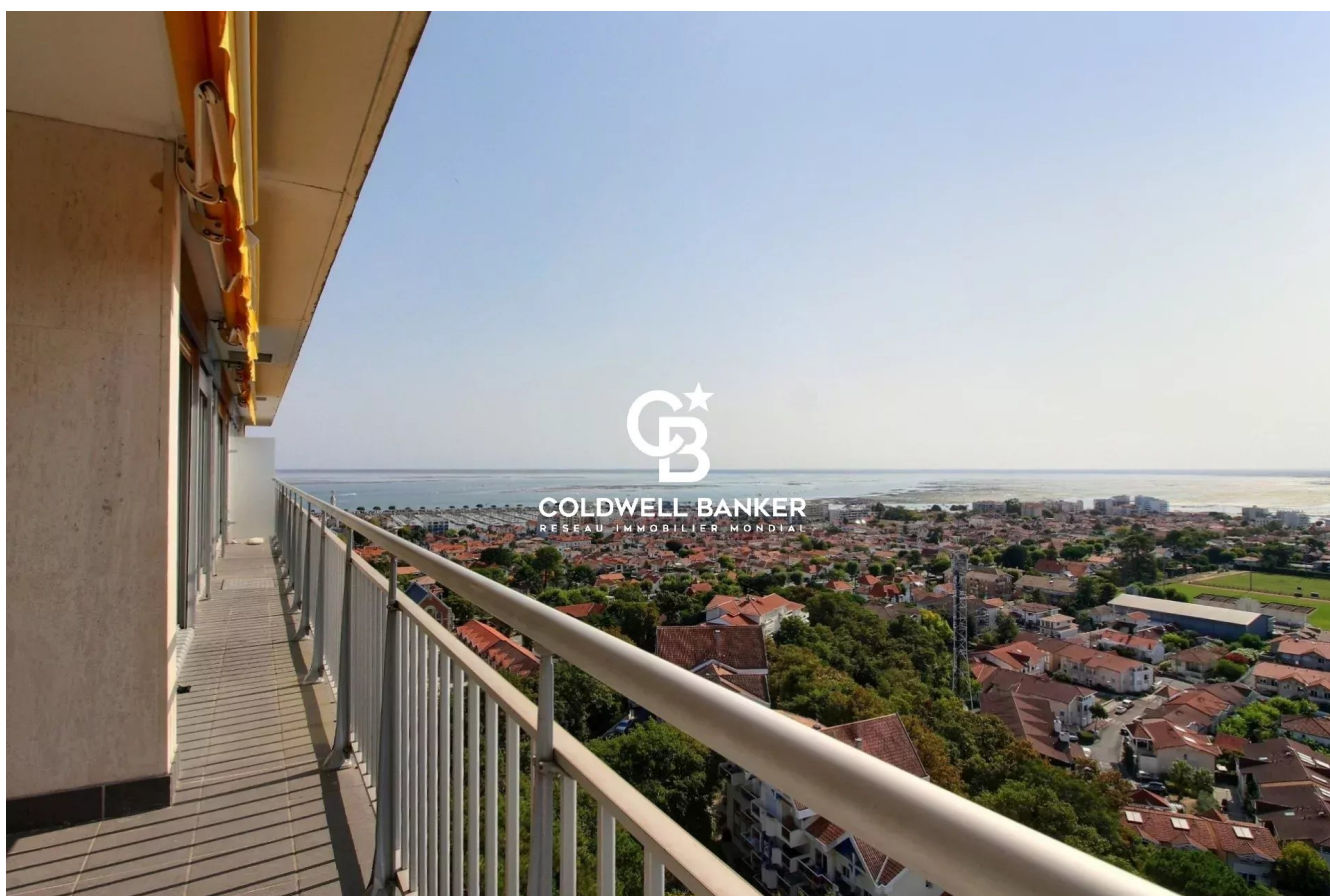


Appartement Arcachon 109 m<sup>2</sup>

---



PRIX DE VENTE : 697 000 €

---

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

## DESCRIPTION

Located in a rare and preserved environment, at the heart of a landscaped park of over 20,000 m<sup>2</sup>, this 3-bedroom apartment of approximately 108 m<sup>2</sup> offers remarkable potential.

It comprises three bedrooms, including a master suite of nearly 21 m<sup>2</sup> with dressing room, private bathroom, and ample storage. All bedrooms open onto a south-facing balcony, offering unobstructed and sunlit views throughout the day.

The living room, generously opening onto a south-facing terrace, invites you to enjoy a unique panoramic view. An independent kitchen, an entrance with wardrobe, and a laundry room complete the layout.

A storage room and two outdoor parking spaces are included.

Renovation works are to be expected, providing an opportunity to fully reveal the charm and potential of this privileged address.

A rare opportunity to create a personalized interior within a discreet and refined environment.

Price: €697,000 (agency fees included)

Agency fees of €33,000 (4.73%) are payable by the buyer.

Energy performance: DPE D (171 kWhEP/m<sup>2</sup>/year)

GES: D (37 kgCO<sub>2</sub>/m<sup>2</sup>/year)

Estimated annual energy costs: €1,490–€2,060

The co-ownership comprises 80 main lots. 109 m<sup>2</sup> Carrez law. No ongoing legal proceedings.

Full dossier 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 :	109.0 m <sup>2</sup>	Taxe foncière :	€2.00
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)

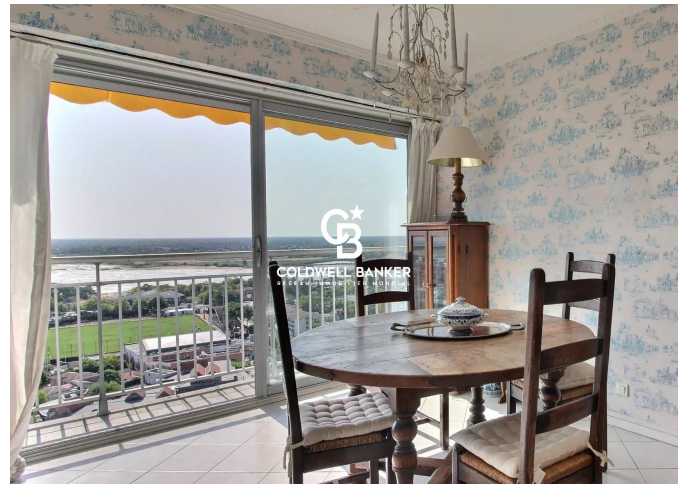
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 171

Indice d'émission de gaz à effet de serre (GES) : D 37



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



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



TÉL : +33557158881  
[immoba@coldwellbanker.fr](mailto:immoba@coldwellbanker.fr)