

Appartement Arcachon 115 m<sup>2</sup>

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PRIX DE VENTE : 1 911 000 €

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## DESCRIPTION

Coldwell Banker Immoba Realty, real estate agency in Arcachon, invites you to discover an exceptional beachfront apartment located in the sought-after La Croix des Marins neighborhood.

Its breathtaking view of the Bay gives the place a unique atmosphere, filled with serenity and refinement.

Situated on the second floor of a prestigious residence, the property consists of two apartments harmoniously connected by 44 m<sup>2</sup> of outdoor spaces offering a spectacular panorama of the Bay.

Two underground parking spaces, each equipped with electric vehicle charging stations, as well as a storage room, complete this exceptional property.

A rare opportunity where elegance, comfort, and the art of seaside living come together perfectly.

Energy performance diagnosis (DPE) in progress.

Sale price: €1,911,000 including agency fees.

Fees: €91,000 (5%), payable by the buyer.

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

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Information regarding 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 :	115.0 m <sup>2</sup>	Ascenseur :	Oui
NB de pièces :	5 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)

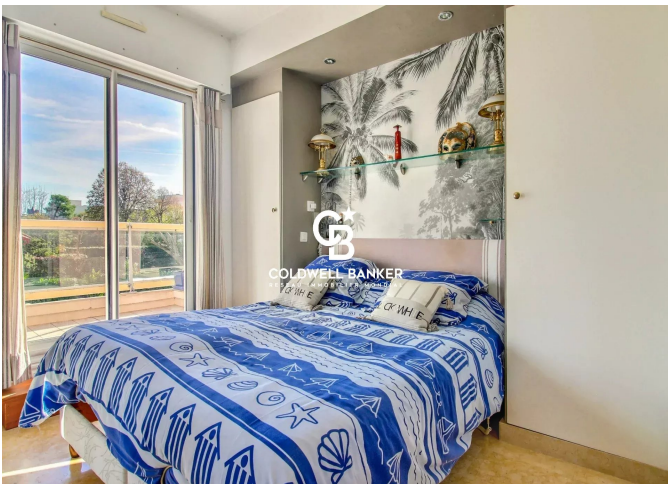
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 206

Indice d'émission de gaz à effet de serre (GES) : B 6



**COLDWELL BANKER**  
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