

Appartement Arcachon 198 m²



PRIX DE VENTE : 1 795 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Located in one of Arcachon's most impressive historic villas, in a peaceful and tree-lined setting, just a two-minute walk from the beach, this apartment will captivate you with its rarity and luxurious features.

It feels like a house and benefits from exceptional brightness thanks to its south-facing orientation.

The living areas are spacious and filled with light. The modern, fully equipped kitchen is semi-open to the living room and opens onto a large continuous terrace.

The sleeping area comprises 4 bedrooms, 3 of which have en-suite bathrooms, 2 cabin-style bedrooms, and a family shower room.

A cellar and two closed garages complete this exceptional property.

Carrez law surface: 194 m²

Energy rating: F (357)

GHG rating: C (12)

Estimated annual energy costs: €4,150 – €5,615

Condominium of 7 main lots, no ongoing legal proceedings.

Price: €1,795,000 agency fees included, of which €70,000 (4%) are payable by the buyer.

Presented by Marina Tonneau.

Discover all our listings on IMMOBA.

Information on natural, mining, and technological risks related to this property is available on the Géorisques website: georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	198.0 m ²	Taxe foncière :	€2.00
NB de pièces :	8 rooms	NB de chambres :	6 bedrooms		

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

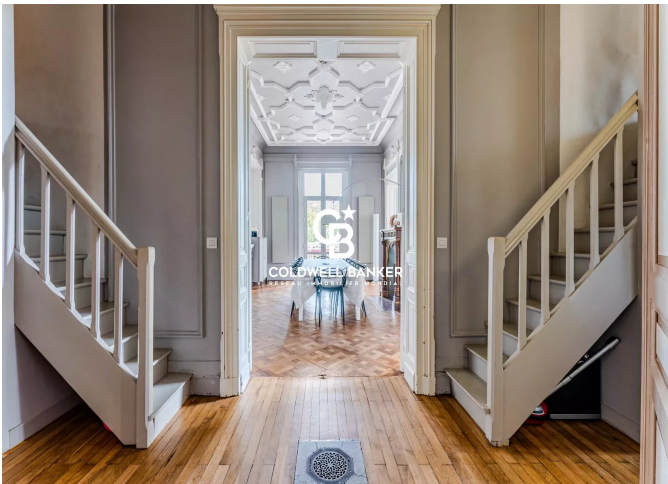
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : F 357

Indice d'émission de gaz à effet de serre (GES) : C 12



COLDWELL BANKER
EUROPA REALTY



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



TÉL : +33557158881
immoba@coldwellbanker.fr