

Appartement Arcachon 200 m²



PRIX DE VENTE : 1 250 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Located in one of the most prestigious historic villas in the Ville d'Hiver, this exceptional apartment is set within a private, lush park, fully shielded from view.

Perched in a dominant position, it offers a panoramic view of Arcachon Bay from nearly every room.

Spanning approximately 200 m² in duplex, the apartment blends original architectural features with modern comfort.

It includes a spacious, sun-filled living area, a semi-open kitchen, five large bedrooms, and four bathrooms. Additional amenities include a laundry room, a closed garage, and two parking spaces.

Key Information:

Co-ownership: 4 main lots, no ongoing legal procedures

Energy rating: DPE E (266) – GES E (59)

Estimated annual energy costs: €4,480 – €6,110

Price: €1,250,000 HAI (including €50,000 agency fees payable by the buyer)

For more information, contact Marina Tonneau

Property risk information: www.georisques.gouv.fr

All listings available on IMMOBA

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	200.0 m ²	Nombre de lots :	5
NB de pièces :	6 rooms	NB de chambres :	5 bedrooms		

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

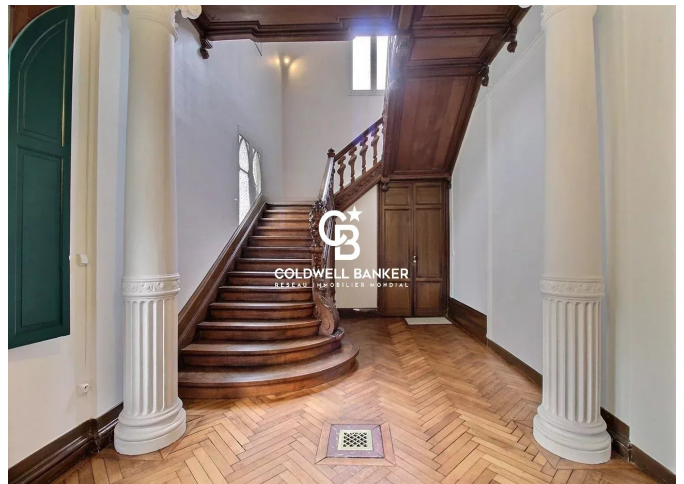
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 266

Indice d'émission de gaz à effet de serre (GES) : E 59



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