

Appartement Arcachon 29 m<sup>2</sup>

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PRIX DE VENTE : 409 000 €

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## DESCRIPTION

Located in a prestigious seafront residence, discover this bright 2-room apartment offering a partial view of Arcachon Bay. Situated on the second floor, the apartment enjoys a prime location, just steps from the city center and the beach next to the Chapelle Pier.

A storage room of approximately 3 m<sup>2</sup> and an underground parking space complete the property, providing daily convenience and comfort.

Perfect for fully enjoying the town, the bay, and Arcachon beaches, this 2-room apartment represents a rare opportunity for a pied-à-terre or a primary residence, combining light, tranquility, and proximity to amenities.

Price: €441,000 (agency fees included)

Agency fees of €22,000 (5%) are payable by the buyer.

Energy performance: DPE D (221 kWhEP/m<sup>2</sup>/year) / GES A (6 kgCO<sub>2</sub>/m<sup>2</sup>/year)

Estimated annual energy costs: €600–€850

The property is part of a co-ownership of 16 main lots. Surface area: 29.34 m<sup>2</sup> (Carrez Law). No ongoing legal proceedings.

A full file with photos is available upon request.

For more information, please contact Claire d'Orglandes,

Independent Sales Agent

RSAC: 792 634 016 – RCP: 79043053

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Information regarding natural, mining, and technological risks for this property is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr)

## CARACTÉRISTIQUES

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Type de bien :	Appartement	Surface :	29.34 m <sup>2</sup>	Taxe foncière :	€949.00
NB de pièces :	2 rooms				

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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)

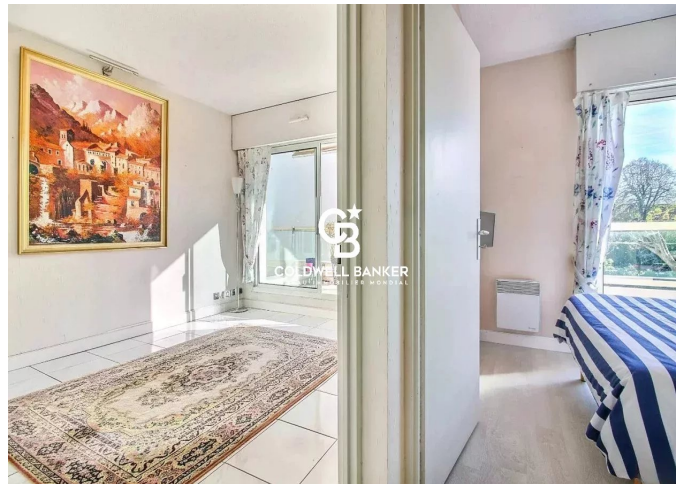
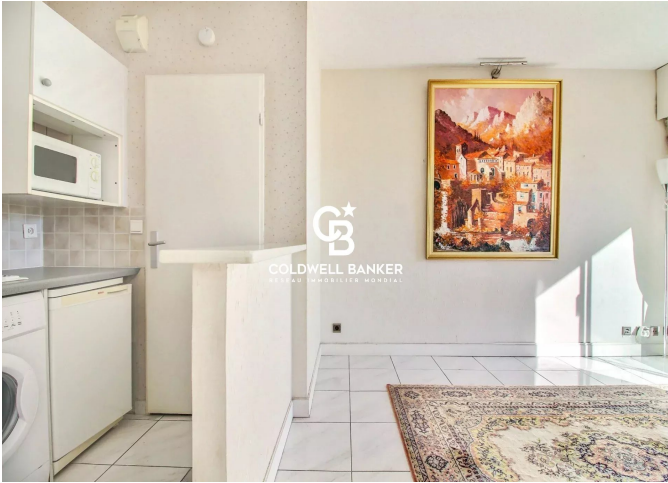
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 221

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



**COLDWELL BANKER**  
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