

Appartement Arcachon 44 m<sup>2</sup>

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PRIX DE VENTE : 360 000 €

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

EXCLUSIVITÉ

## DESCRIPTION

Just a few steps from one of Arcachon's most beautiful beaches, discover this 44 m<sup>2</sup> cross-ventilated apartment featuring a living area with a functional semi-fitted kitchen, a large bedroom with built-in closets, and a bathroom.

You will also enjoy two balconies facing north and south, perfect for meals and relaxation.

This apartment has been recently renovated, so you can simply move in and take the private access to the beach.

Excellent rental potential; co-ownership fees are estimated at €100/month.

Co-ownership of 34 lots, with no ongoing legal proceedings.

Energy performance: DPE D (214 kWh/m<sup>2</sup>/year) / GES B (8 kgCO<sub>2</sub>/m<sup>2</sup>/year)

Estimated annual energy costs: €900–€1,270

Sale price: €360,000 (agency fees included)

Agency fees of €17,000 (5%) are payable by the buyer.

For further information, please contact Céline HARTENSTEIN,

Independent Sales Agent

RSAC No. 987 559 929 — RCP No. 127 100 479

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Information regarding the risks to which this property is exposed is available upon request or on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	44.0 m <sup>2</sup>	Taxe foncière :	€1.00
NB de pièces :	2 rooms	NB de chambres :	1 bedroom		

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 214

Indice d'émission de gaz à effet de serre (GES) : B 8



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



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



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