

Appartement Arcachon 53 m<sup>2</sup>

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PRIX DE VENTE : 532 500 €

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## DESCRIPTION

In the heart of the sought-after Aiguillon district, just a few steps from Saint-Ferdinand Church, shops, and the beach, this brand-new two-bedroom apartment, built in 2024, embodies the discreet charm and elegance of a place where life is truly enjoyable.

Nestled on the first and top floor of an intimate four-unit residence, the 27 m<sup>2</sup> living area is bathed in natural light and opens onto two spacious terraces of 14.5 m<sup>2</sup> and 10 m<sup>2</sup> — perfect outdoor extensions for enjoying a morning coffee or an evening aperitif while admiring the sunset in a peaceful, preserved setting.

The apartment offers two spacious bedrooms, including one of 24 m<sup>2</sup> with a private balcony, a contemporary shower room, and a separate toilet. Every detail of the renovation has been designed to create a harmonious and refined atmosphere, combining modern comfort with character — a true haven of serenity in the heart of L'Aiguillon.

Energy rating: C (148 kWh/m<sup>2</sup>/year)  
GHG emissions: A (4 kgCO<sub>2</sub>/m<sup>2</sup>/year)  
Estimated annual energy costs: €3,060–€4,210/year.

Sale price: €532,500, agency fees included.  
Fees of €22,500 (4.41%) paid by the buyer.

For further information, please contact:  
Juliette RIVIERE  
Independent Sales Agent  
RSAC No. 991 931 205 — RCACO-25-032993

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

## CARACTÉRISTIQUES

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Type de bien :	Appartement	Surface :	53.2 m <sup>2</sup>	NB de pièces :	3 rooms
NB de chambres :	2 bedrooms				

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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)

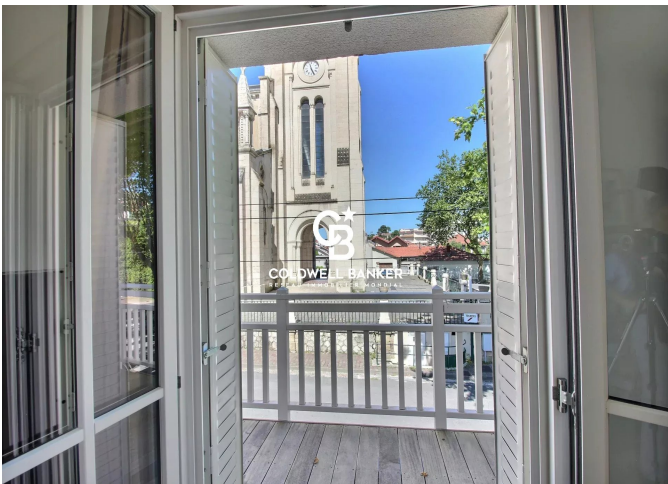
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 148

Indice d'émission de gaz à effet de serre (GES) : A 4



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