

Appartement Arcachon 56 m²



PRIX DE VENTE : 650 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Exceptional location facing the Port of Arcachon for this beautiful 56 m² Carrez cross-through apartment, just steps from the shops in the authentic neighborhood, with a view of the Bay.

This apartment is located on the 5th and top floor of a well-maintained residence. It features a 20 m² covered terrace, a living room with a kitchen, and two bedrooms, including one cabin-style bedroom.

A secure parking space completes this property.

€710,000 agency fees included, of which €30,000 in agency fees payable by the buyers, i.e. 4.4%.

The condominium is composed of 30 main lots. No ongoing legal proceedings.

Energy performance rating: 388.12 kWhEP/m².year (F) / GHG: 12 kg CO₂/m².year (C)

Estimated annual energy costs: between €1,670 and €2,310

For more information, contact Daria VLASOVA, Independent Sales Agent

RSAC No.: 883 973 448 | RCP No.: MMA127100479

Find all our properties on IMMOBA.

Information on the risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	56.0 m ²	Ascenseur :	Oui
NB de pièces :	3 rooms	NB de chambres :	2 bedrooms		

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

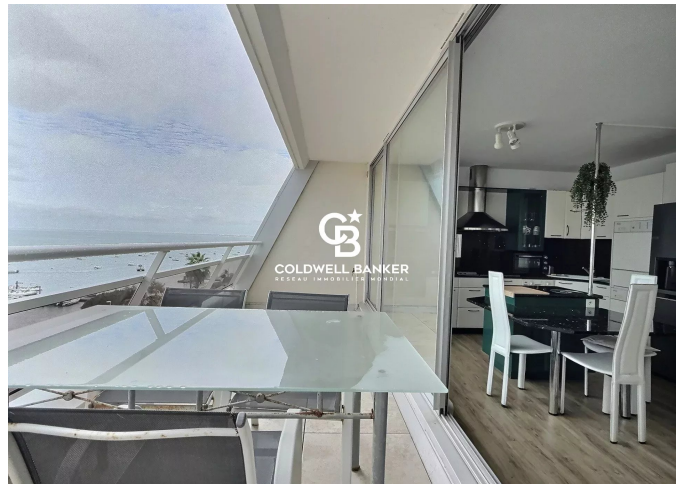
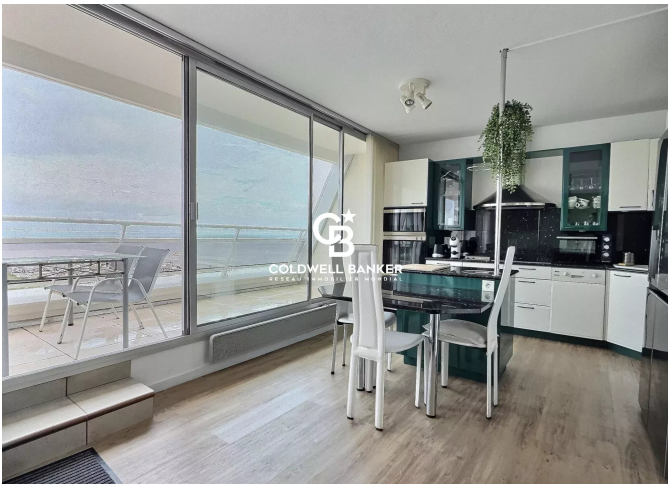
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : F 388

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