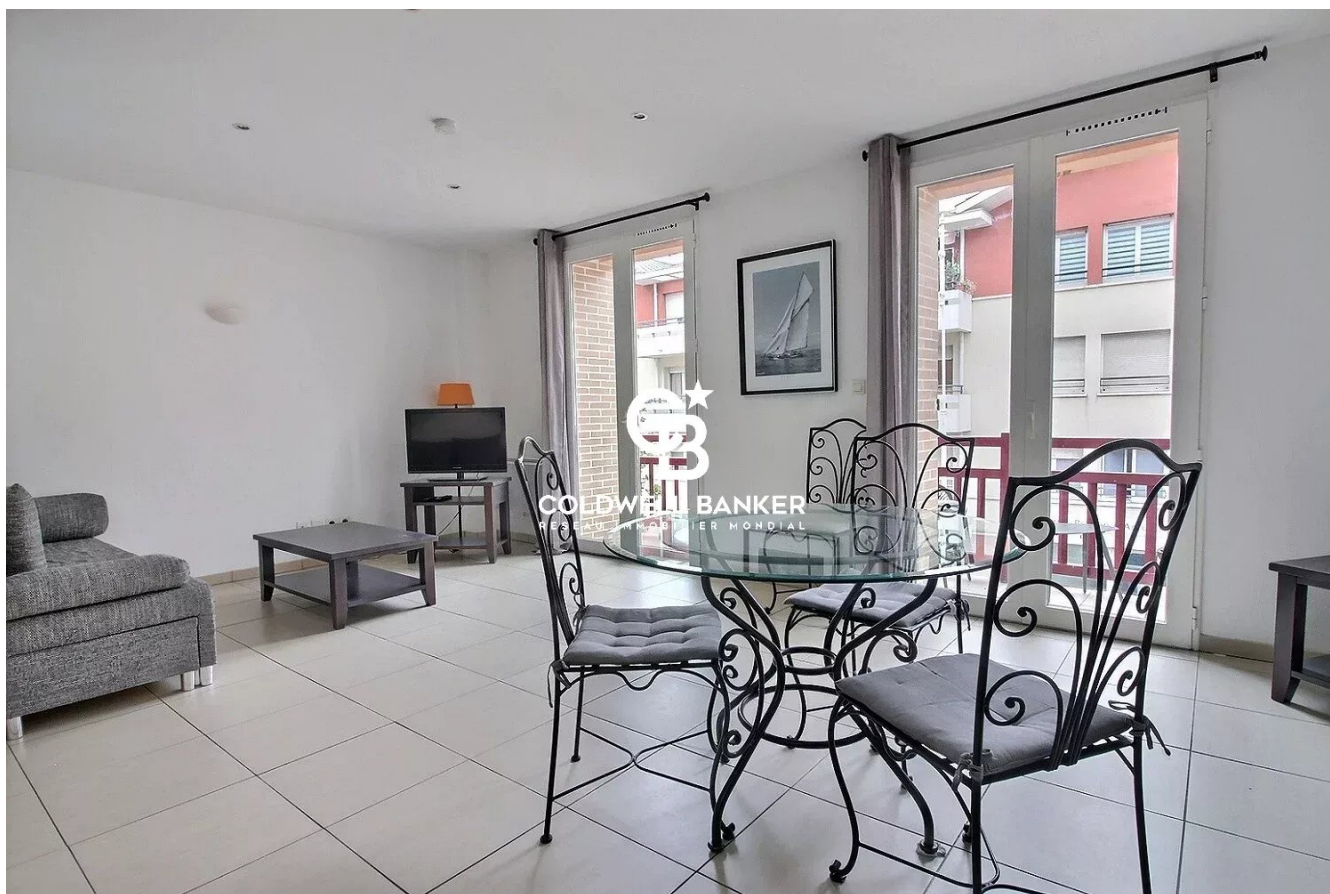


Appartement Arcachon 57 m<sup>2</sup>

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PRIX DE VENTE : 375 000 €

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

## DESCRIPTION

In the heart of Arcachon, just a few steps from the town centre shops, the Parc Mauresque and the beach, be charmed by this lovely apartment located on the 1st and top floor of a secure residence built in 2007, with lift.

From the entrance, you will be won over by its functional proportions and optimised layout: an entrance with a cupboard leads to a large, light-filled living/dining room with an open fitted kitchen, the whole extended by a long balcony ideal for enjoying fine days.

The sleeping area comprises a large bedroom with built-in wardrobe overlooking the inner courtyard, a bathroom, a laundry room and a separate guest toilet.

A private parking space and a cellar/storage room complete this apartment.

Rare on the market due to its premium location and sought-after configuration, this property represents an ideal opportunity for an elegant main residence, a charming pied-à-terre or a quality property investment.

Co-ownership of 13 main lots.

No ongoing legal proceedings.

Energy Performance Rating (DPE): D (180); Greenhouse Gas Emissions Rating (GES): B (6)

Estimated annual energy costs: between €1,000 and €1,380 per year.

Sale price €375,000 including agency fees, of which 4% fees are payable by the buyer, i.e. €15,000.

For more information about this exceptional property, please contact Marina Tonneau.

Find all our properties on IMMOBA.

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

## CARACTÉRISTIQUES

|                |             |                  |                     |                 |       |
|----------------|-------------|------------------|---------------------|-----------------|-------|
| Type de bien : | Appartement | Surface :        | 57.0 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)

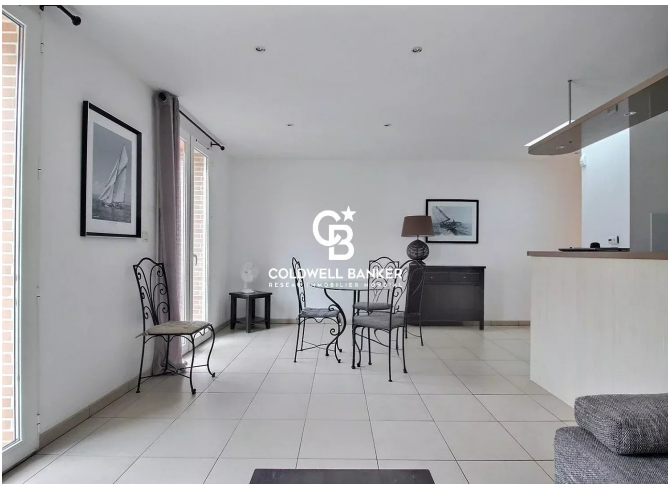
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 180

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



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



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