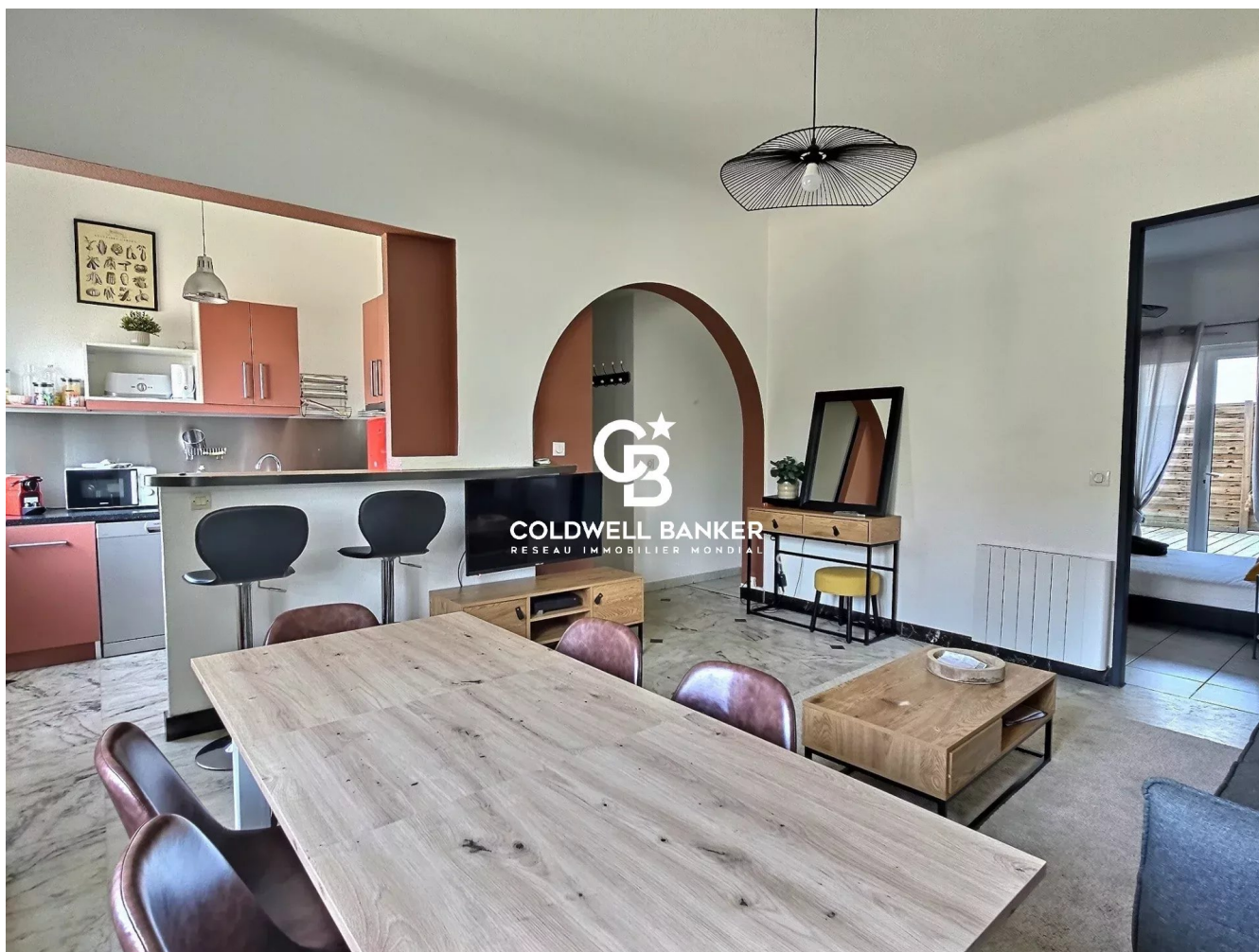


Appartement Arcachon 59 m²



PRIX DE VENTE : 420 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR



DESCRIPTION

Coldwell Banker Immoba Realty – Andernos-les-Bains Agency presents an apartment located in the sought-after Abatilles district.

Nestled in a quiet and desirable residential area of Arcachon, close to shops and just a few minutes from the beaches, this approximately 65 sqm two-bedroom apartment (T3) represents an ideal opportunity as a second home or a high-potential rental investment.

Perfectly maintained, the property benefits from a harmonious and functional layout.

The bright living area features a comfortable lounge opening onto a private terrace with direct access to the garden — a true outdoor extension to be enjoyed throughout the year.

The separate kitchen is fully equipped.

The sleeping area comprises two double bedrooms and a full bathroom with shower.

The apartment offers a peaceful setting, free from disturbances, while remaining close to key amenities and attractions in the area.

Highlights

Private terrace with garden access

Private parking (rare in Arcachon)

Move-in ready apartment

Excellent rental potential

Immediate proximity to shops

Abatilles Beach 1.4 km away

Moulleau Beach and Pereire Beach just minutes away

A discreet and elegant property, ideal for enjoying life on the Bay of Arcachon while securing a long-term investment.

Contact us today to arrange a viewing.

Price: €420,000 agency fees included.

Agency fees amount to 5% and are payable by the buyer, i.e. €20,000 VAT included, already included in the

advertised price.

Net seller price: €400,000.

Energy performance rating: C (121 kWh/sqm/year)

Greenhouse gas emissions: C (3 kg CO₂/sqm/year)

Estimated annual energy costs: between €900 and €1,300.

Average energy prices indexed as of January 1, 2021 (including subscriptions).

Subject to condominium status

Carrez surface area: 59.5 m²

Number of main lots: 16

Including residential units: 11

Annual service charges: €1.800

No legal proceedings in progress

Information regarding potential risks to which this property is exposed is available on the official Géorisques website: www.georisques.gouv.fr

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For further information, please contact Johann Urvoy.

Professional civil liability insurance (RCP): 8054626 / CA03300AY

Trade and Companies Register (RSAC): 491 915 625.

Discover all our properties on IMMOBA.

CARACTÉRISTIQUES

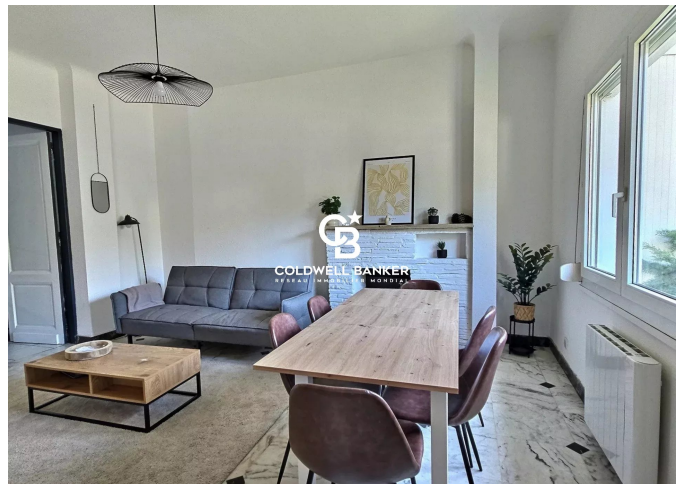
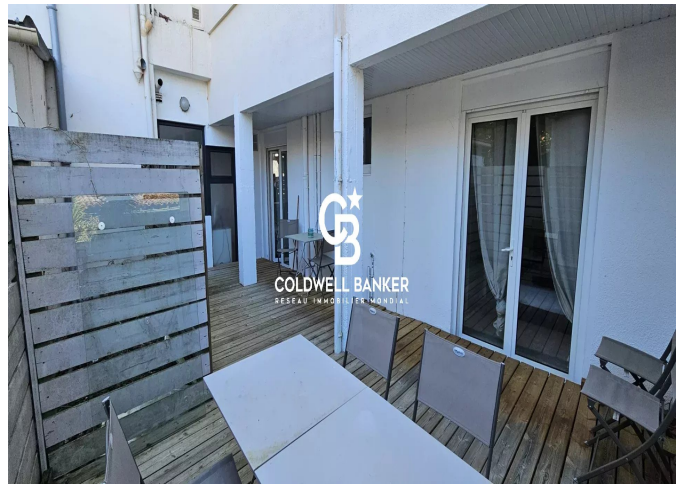
Type de bien :	Appartement	Surface :	59.5 m ²	Taxe foncière :	€1.00
NB de pièces :	3 rooms	NB de chambres :	2 bedrooms		

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

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE



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