

Appartement Arcachon 67 m²



PRIX DE VENTE : 450 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Exceptional location, 1 minute walk from the Train Station, 3 minutes from the Waterfront, and 5 minutes from the Town Hall, for this 67sqm 2-bedroom apartment with a double terrace of 40 sqm offered by Coldwell Banker Immo Real Estate Agency.

Nestled on the second floor with an elevator in a well-maintained small residence, this apartment will charm you with its brightness in the spacious living area, 2 bedrooms, generous outdoor space, and ideal location. A secure parking space and a storage room complete the ensemble.

Sold with a tenant.

Seller's fees apply.

Energy performance rating D (216), Greenhouse gas emissions rating D (44).

Carrez law surface area: 67 sqm (106 sqm including the outdoor space).

Condominium with 13 main lots. (No ongoing legal proceedings)

Charges: €404 per quarter.

For more information, please contact Vincent Macary, Independent Sales Agent

RSAC 909 975 096

RCP 127100479

All our properties on IMMOBA.

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	67.0 m ²	Ascenseur :	Oui
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

Diagnostic de performance énergétique (DPE) : D 216

Indice d'émission de gaz à effet de serre (GES) : D 44



COLDWELL BANKER
EUROPA REALTY



13 cours Tournon
France, 33000, Bordeaux



TÉL : +33557340139
immoba@coldwellbanker.fr