

Appartement Arcachon 84 m²



PRIX DE VENTE : 1 417 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

In a high-end residence ideally located on the waterfront, discover this magnificent two-bedroom apartment offering a breathtaking 180° panoramic view of the Arcachon Bay.

Bathed in natural light thanks to large openings onto the terrace, the living area impresses with its generous volumes, refined atmosphere, and absolute comfort.

Two elegant bedrooms complete the apartment, providing a peaceful and intimate setting.

The terrace, a true extension of the interior space, invites relaxation while enjoying an exceptional landscape where sky and water blend into one.

The impeccably maintained residence benefits from a privileged environment, just a few steps from the town center and with direct access to the beach.

A private underground parking space adds everyday comfort and convenience.

A rare property combining a unique location, high-quality features, and an unobstructed view—perfect for a lifestyle centered around the sea.

Price: €1,417,000 (agency fees included)

Agency fees of €67,000 (4.7%) are payable by the buyer.

Diagnostics: DPE D (204 kWhEP/m²/year), GES B (6 kgCO₂/m²/year)

Estimated annual energy costs: between €1,420 and €1,960 per year.

The property is part of a condominium with 16 main units.

84.28 m² (Carrez Law).

No ongoing legal procedures.

Full file with photos available on request.

For more information, please contact Claire d'Orlandes,

Independent Sales Agent

RSAC: 792 634 016 — RCP: 79043053.

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

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	84.28 m ²	Taxe foncière :	€1.00
NB de pièces :	3 rooms				

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

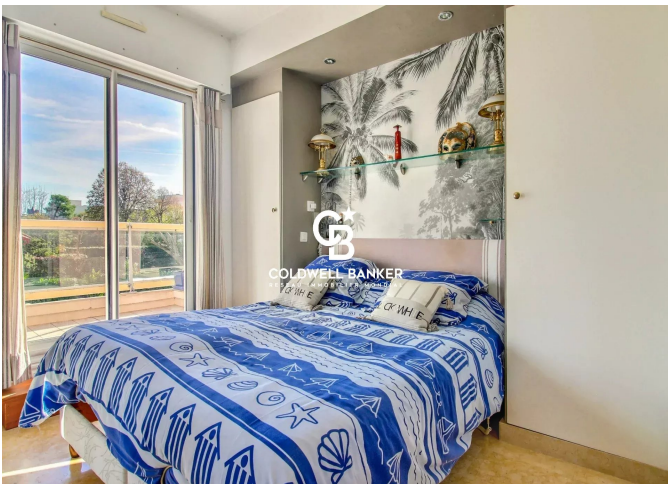
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 169

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



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