

Appartement Arcachon 85 m²



PRIX DE VENTE : 935 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Nestled in the highly sought-after Abatilles district, within a prestigious residence set amidst lush greenery, this beautiful apartment of approximately 85 sqm enjoys an exceptionally peaceful setting, just a 5-minute bike ride from Pereire Beach and within immediate proximity of local shops and amenities.

Bright and perfectly quiet, the property features an elegant reception room with a fully fitted and equipped open-plan kitchen, opening onto a remarkable 220 sqm private outdoor area. A true extension of the living space, it comprises a sophisticated 58 sqm wooden terrace, completely secluded from view, and a landscaped private garden, creating a rare lifestyle environment in which to fully enjoy the unique charm of Arcachon Bay.

The sleeping quarters include two spacious bedrooms with built-in wardrobes, one of which benefits from its own en-suite shower room, a second shower room, separate guest toilets, and an additional bunk room with fitted storage.

This sought-after address, nestled between the pine forest and Arcachon Bay, will appeal to nature lovers and those seeking tranquillity, while remaining close to cycling paths and the many leisure activities that make the Bay of Arcachon such a renowned destination.

Its exceptional location in the heart of Les Abatilles also offers strong rental potential, whether as a holiday home investment or a long-term wealth-building asset.

Sale price: €935,000, agency fees included, of which €44,500 (5%) are payable by the purchaser.

Carrez Law surface area: 85.60 sqm.

Number of principal lots: 39.

No legal proceedings currently underway.

Energy Performance Certificate (EPC): C (166)

Greenhouse Gas Emissions: B (6)

Estimated annual energy costs: between €1,340 and €1,850.

Information regarding potential risks to which this property may be exposed is available upon request or on the Géorisques website: www.georisques.gouv.fr.

For further information, please contact Anastasiya GRALLIEN, Independent Sales Agent.

RSAC No. 881094221 – Professional Liability Insurance No. 127100479.

281 boulevard de la Côte d'Argent
Discover all our Properties in Arcachon



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CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	85.6 m ²	Ascenseur :	Oui
NB de pièces :	4 rooms	NB de chambres :	3 bedrooms		

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

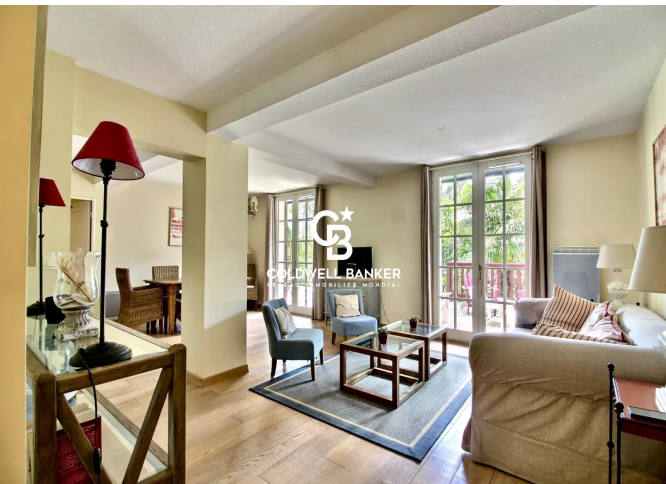
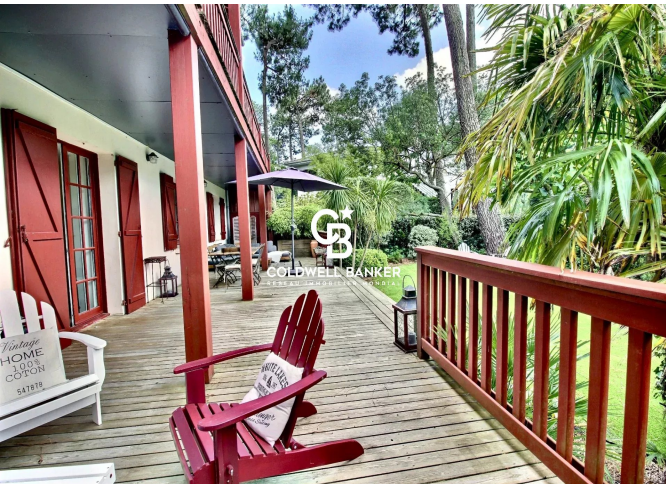
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 166

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



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EUROPA REALTY



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