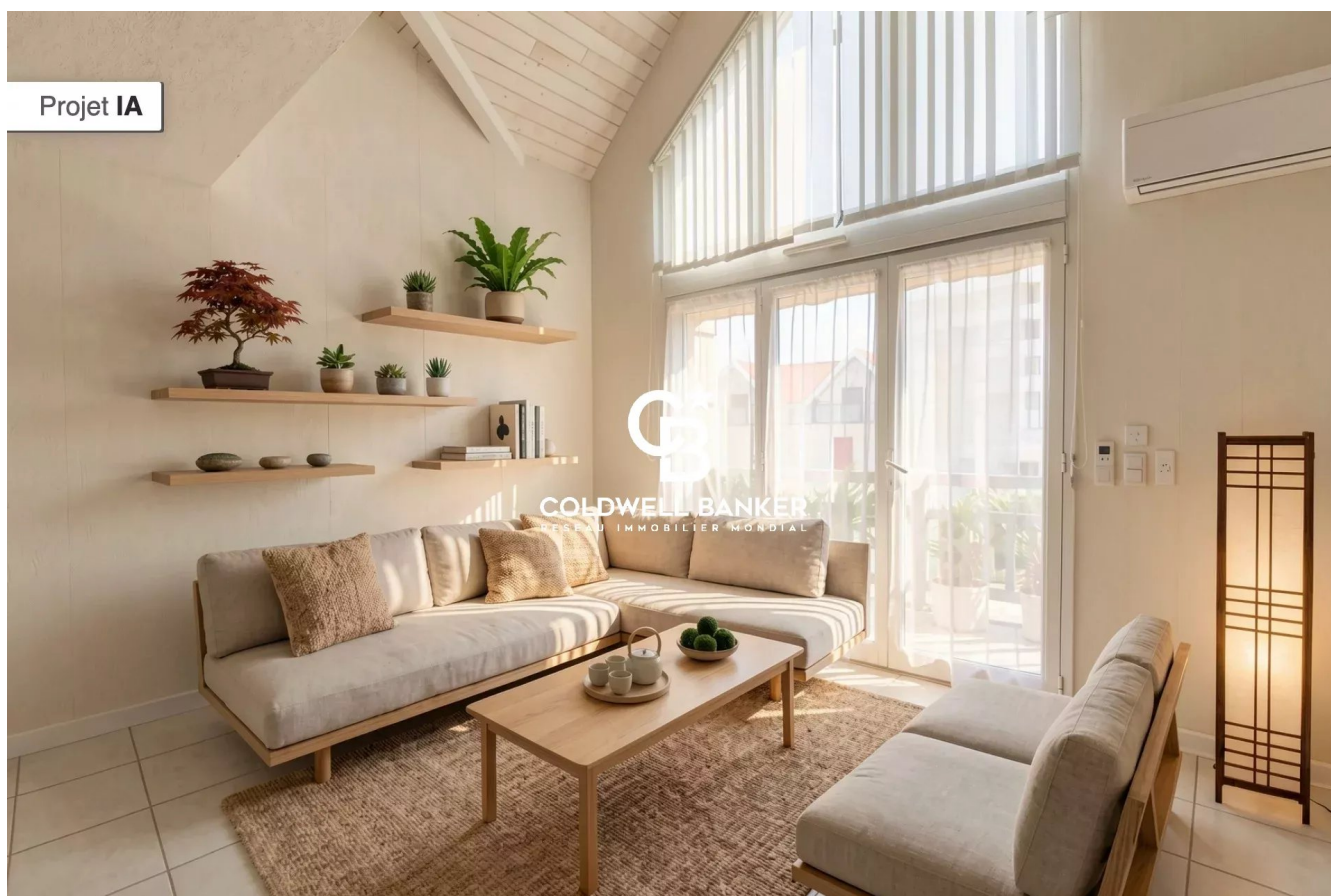


Appartement Arcachon 92 m²



PRIX DE VENTE : 530 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Ideally located on the top floor, right in the heart of the lively Aiguillon neighborhood, this 92 m² duplex offers a practical and pleasant living environment, just steps from shops, the port and transport.

The apartment comprises, on the first level, a large living area of about 35 m² extended by an east-facing balcony, a separate kitchen and a master suite.

On the upper floor you will find a second bedroom with its own private balcony, an office (or spare bedroom) as well as a separate bathroom.

This property also includes a large closed garage and a storage room.

A privileged location in a dynamic and friendly neighborhood, just steps from shops, the market, the port and the beaches.

The co-ownership comprises 40 main lots.

No ongoing legal proceedings.

DPE C (118) and GES A (3)

Estimated annual energy costs: between €730 and €1,060 per year.

Sale price: €555,000 agency fees included.

Fees payable by the seller.

For more information contact Charlotte DAGNIAUX,
Independent Sales Agent
RSAC No.: 921 649 067 RCP No.: MA035A20ANPMIO2.

Find all our properties on IMMOBA.

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

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	92.0 m ²	Ascenseur :	Oui
Taxe foncière :	€2.00	NB de pièces :	4 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

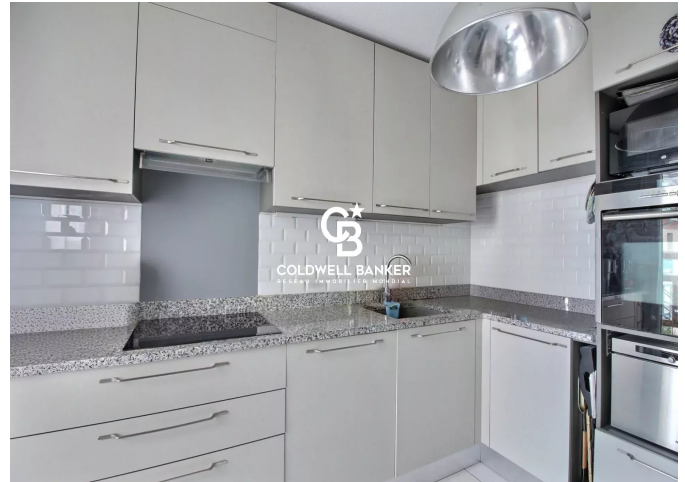
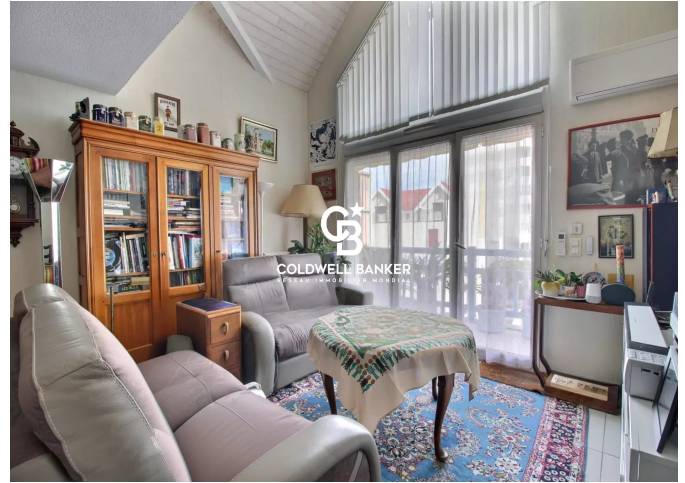
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 118

Indice d'émission de gaz à effet de serre (GES) : A 3



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