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## Exceptional front line duplex apartment

**Gironde , Nouvelle Aquitaine**



**€1,450,000**

inc. of agency fees

**5 Beds      1 Baths      126 sqm**

Apartment ideally located on the front line, in the heart of a historic villa in Arcachon. This duplex with an area of 125 sqm (in Carrez law, 164 sqm on the ground) is distinguished by its unrivaled...

### At a Glance

**Reference** MFH-EAB1633EAAR

**Bed** 5

**Near to** Bordeaux

**Bath** 1

**Pool** No

**Price** €1,450,000

**Hab.Space** 126 sqm

**Land Tax** N/A

### Property Description

Apartment ideally located on the front line, in the heart of a historic villa in Arcachon. This duplex with an area of 125 sqm (in Carrez law, 164 sqm on the ground) is distinguished by its unrivaled charm and unique characteristics.

It consists of five bedrooms, a living room with kitchen area, a shower room and a bathroom. The major asset of this property lies in its private access to the beach, thus offering the possibility of fully enjoying the beauty of the Arcachon coastline.

To meet all your storage requirements, the property also has two cellars (7 sqm and 26 sqm respectively), as well as a box dedicated to storing bicycles. In addition, two private and secure parking spaces are included. This exceptional property represents a hidden treasure that combines charm, history and seaside lifestyle.

ENERGY CLASS: F / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 3120 and 4260 euros.

Kevin Pari (EI) /

Condominiums of 34 units (No proceedings in progress).

Annual expenses : 3300 euros.

Summary

Property type:	Apartment
Bedrooms:	5
Bathrooms	1
Price	€1,450,000

Key Information

Internal Area:	126 sqm
Has a Garden	Yes

Location: Nouvelle Aquitaine



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