

Exceptional front line duplex apartment

Gironde, Nouvelle Aquitaine





on the ground) is disting 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.

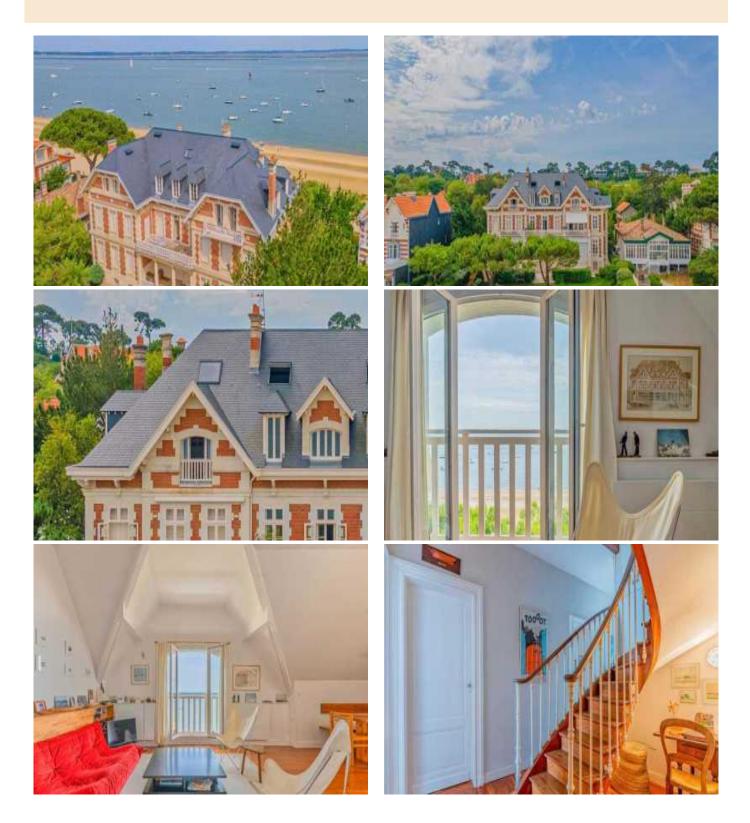
Summary		Key Information	
Property type:	Apartment	Internal Area:	126 sqm
Bedrooms:	5	Has a Garden	Yes
Bathrooms	1		
Price	€1,450,000		

Location: Nouvelle Aquitaine



Coogle	Map data ©2024

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