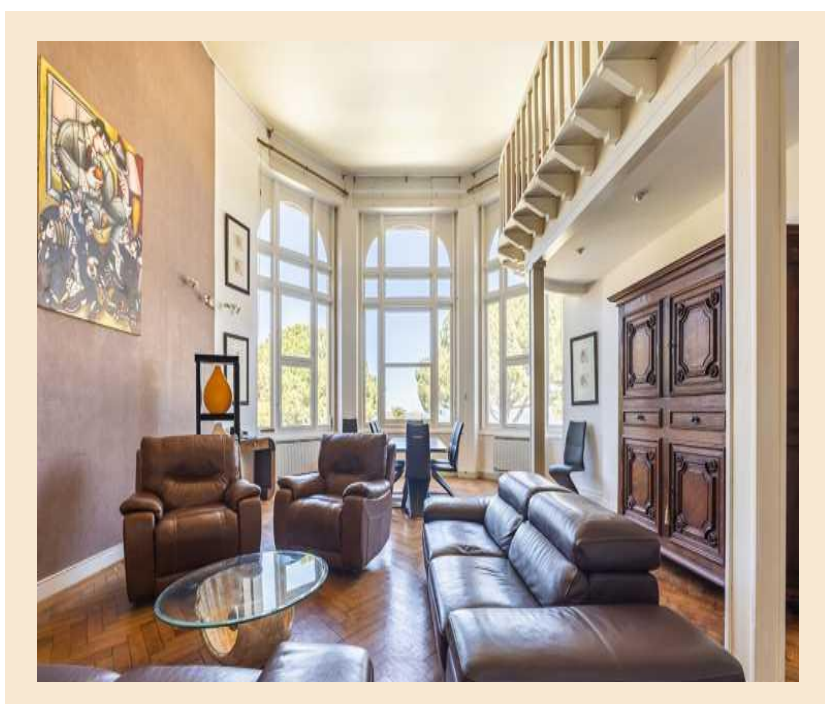


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## Beautiful apartment with Bassin view in a prestigious residence in Arcachon

Gironde , Nouvelle Aquitaine



# €1,690,000

inc. of agency fees

3 Beds      1 Baths      162 sqm

Located on the front line, and in the immediate vicinity of the city center of Arcachon, this apartment with a surface area of approximately 162m2 extends...

### At a Glance

<b>Reference</b>	MFH-EAB1936EAAR	<b>Near to</b>	Bordeaux	<b>Price</b>	€1,690,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	162 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located on the front line, and in the immediate vicinity of the city center of Arcachon, this apartment with a surface area of approximately 162m2 extends over 2 levels. In a sublime historic residence of Arcachon, it surprises with its character and its unique view of the Bassin. An entrance with storage opens onto a magnificent living room with a ceiling height of more than 5 meters. This living space offers a lounge/dining

area, all enhanced by a magnificent view of the beach and the Bassin d'Arcachon. In the extension, there is a modern fitted and equipped kitchen as well as a storeroom. A night area, composed of a separate toilet, and a bedroom with shower room complete the comfort of this level. A flight of steps leads to the upper floor which serves two bedrooms, a bathroom and a separate toilet. A large mezzanine that can be used as an office or reading corner completes the space. A parking space and a cellar complete the set. Its charm, its unique view of the Arcachon Bay and its volumes make this apartment a rare product in the area. ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,750 and EUR2,410. Contact: Mathilde Antoine Condominiums of 133 units (No proceedings in progress).

Annual expenses : 1600 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€1,690,000

## Key Information

Internal Area:	162 sqm
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## Location: Nouvelle Aquitaine



## Gallery



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**C. BAUER – Sunday Times**

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