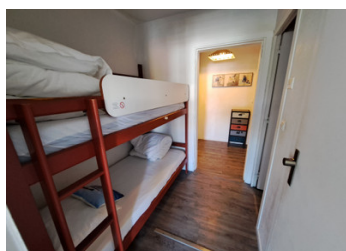
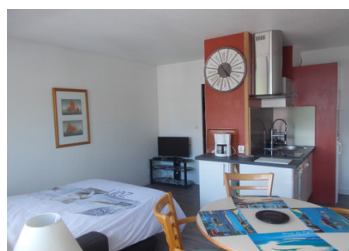
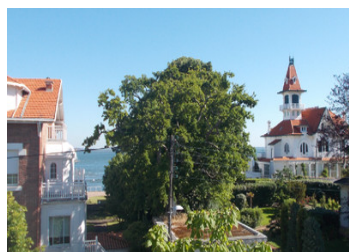


Charming furnished 30m apartment with views of Arcachon Bay.



INFORMATION

Town:	Arcachon
Department:	Gironde
Bed:	0
Bath:	1
Floor:	30 m2
Plot Size:	0 m2

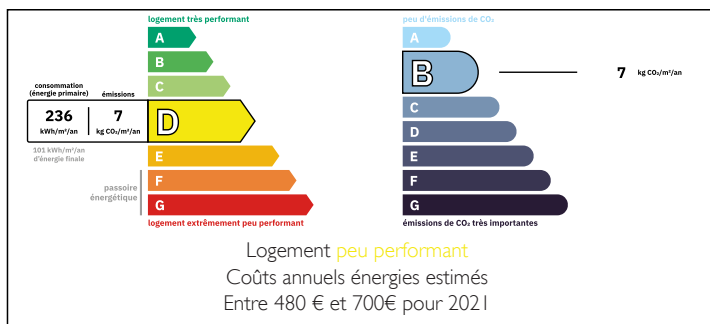
IN BRIEF

Charming furnished 30m² apartment with Arcachon Bay views, located in a quiet, sought-after area just 50m from the beach and minutes from the town center. Ideal for relaxation or seasonal rental, featuring private parking, a bike room, and a spacious balcony with captivating views.

Annual property tax (2024): €713

Charges (including cold water): €825 per year

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Nestled in a highly desirable and peaceful neighborhood, this 30m² furnished apartment is located just 50 meters from the beach and a short 7-minute walk to the vibrant town center, with shops just 100 meters away. The residence offers direct access to a bike path, and the elevator conveniently takes you to the third floor.

The apartment offers a glimpse of the iconic Île aux Oiseaux between two stunning villas, including the Villa St-Yves, with breathtaking views of the St-Yves marine basin and its ever-changing water hues.

Ideal for relaxation or as a highly attractive seasonal rental, the apartment is well-positioned near local shops and restaurants. The residence includes a private, secure parking spot and a bike storage area, providing added convenience.

Inside, the apartment is thoughtfully designed with a bright living room opening onto a 6.5m² balcony, where you can enjoy meals with views of the water. It also features a functional kitchen, a spacious 140 cm walk-in shower, and ample storage space, including two large sliding door closets. The living area includes a comfortable sofa bed with a 17 cm thick mattress, making it perfect for additional guests.

The apartment accommodates up to four people, with two sleeping spaces in a separate cabin. It's sold fully furnished, offering an immediate turnkey opportunity.

Co-owned building of 163 units
Provisional annual charges: 825€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 713 EUR

Taxe habitation: EUR

NOTES