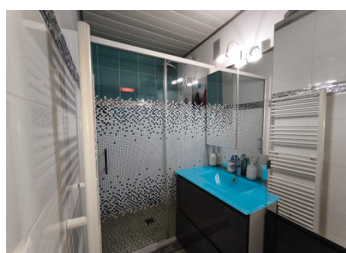
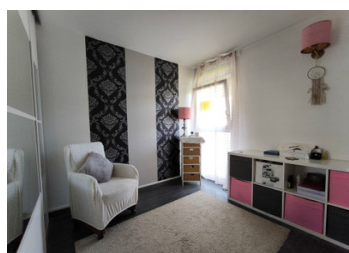
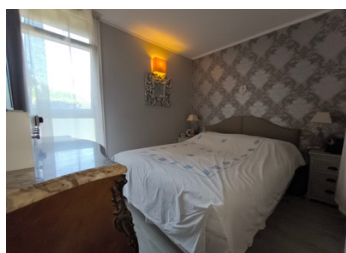


2 Bedroom ground floor apartment in Arcachon.



INFORMATION

Town:	La Teste-de-Buch
Department:	Gironde
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	0 m2

IN BRIEF

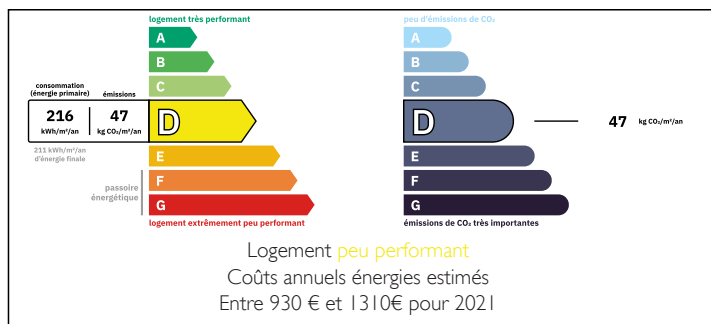
Ideally located in Arcachon, this ground-floor, single-level apartment enjoys a prime location just steps from all amenities (pharmacy, bakery, medical center, supermarket).

With a dual aspect and south-facing orientation, it offers beautiful natural light throughout the day in a particularly quiet setting.

Nearby, you'll find schools, a swimming pool, a cycle path, and a stunning walking trail through the protected area of the Prés-Salés.

The port and Arcachon's beaches are just 5 minutes away. The apartment is also well served by public transport, with a bus line providing direct access to the town center, the Dune du Pilat, and the Atlantic beaches.

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

This attractive ground-floor, single-level apartment includes:

- An entrance with a large built-in closet
- An open-plan, fully equipped kitchen
- A spacious 36.5 m² living and dining room, opening onto a pleasant loggia
- A hallway with a large closet, separating the living area from the sleeping quarters
- Two bedrooms, each with large built-in wardrobes
- A functional shower room
- A separate toilet
- A large utility/storage room of 5.09 m²
- A private parking space
- Access to a shared bicycle storage room

About the residence:

Well-maintained co-ownership, with no ongoing legal proceedings or major works planned.

Annual charges: €2,400 — including water, heating, maintenance of common areas, and ALUR reserve fund.

Contact us today to arrange a viewing.

Co-owned building of 300 units
Provisional annual charges: 2400€

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

LOCAL TAXES

Taxe foncière: 1130 EUR

Taxe habitation: EUR

NOTES