COLDWELL BANKER
EUROPA REALTY

Apartment Hostens 200 m²



SALE PRICE : 424 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

281, Boulevard de la Côte d'Argent
France, 33120, Arcachon

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Income property - Everything within walking distance - Amenities and Hostens Lake just steps from the town center!

Ideally located in the peaceful surroundings of the Hostens lakes in the heart of town and a few steps from the lake, this income property offers a sought-after location to enjoy a pleasant living environment.

The property comprises 2 apartments: a T3 of 67 m² and a T4 of 107 m² duplex, both completely renovated, and a 28 m² commercial unit to adapt to your activity or convert into residential use.
Two parking spaces per dwelling on the property.

DPE T4 - C (136), A (5)
Estimated annual costs: between €1,370 and €1,900 per year
DPE T3 - C (148), A (5)
Estimated annual costs: between €950 and €1,340 per year
DPE professional premises - D (239), B (6)
Between €560 and €770 per year

Potential average rental income of €2,400 excl. charges per month (HC), i.e. €28,800 per year, representing a yield between 6.8% and 7.2%

€425,000 HAI, including agency fees of €25,000 payable by the buyer

For more information, contact Anastasiya GRALLIEN Independent Sales Agent RSAC No. 881094221 RCP No. 127100479

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Information on the risks to which this property is exposed is available on request or on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	200.0 m²	Number of rooms:	9 rooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 136

Greenhouse gas emissions (GHG) index: A 5

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