COLDWELL BANKER
EUROPA REALTY

Apartment Lanton 87 m²



SALE PRICE : 399 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

182 boulevard de la République
France, 33510, Andernos-les-Bains

PHONE : +33556269214
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty presents a lovely real estate opportunity in the heart of Taussat-les-Bains.

Only a 2-minute walk from the beach and in the immediate vicinity of all shops and amenities.

This renovated 3-room apartment (T3) of 92.5 m² is located on the 1st floor of a small condominium.

The apartment offers a pleasant living environment and good potential for layout customization.

Thanks to its layout, size and location, this property is an ideal opportunity for a primary or secondary residence, as well as for a rental investment project, particularly seasonal letting.

A bright apartment, a terrace with an open view, a balcony and a privileged location just steps from the Basin: an opportunity to discover quickly.

DPE: C (132 kWh/m²/year)
GES: C (25 kg CO2/m²/year)

Price: €399,000
Fees included of 6% TTC, €22 584.91, payable by the buyer.
Net seller price: €376,415.09

To view this apartment and arrange a visit, contact Jean-François ZORZ.

Check the risks to which this property is exposed at: www.géorisques.gouv

Coldwell Banker Immoba Realty – Andernos-les-Bains
Find all our properties on IMMOBA.

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FEATURES

Property type:	Apartment	Area:	87.9 m²	Number of rooms:	3 rooms
Number of bedrooms:	2 bedrooms				

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 139

Greenhouse gas emissions (GHG) index: C 26

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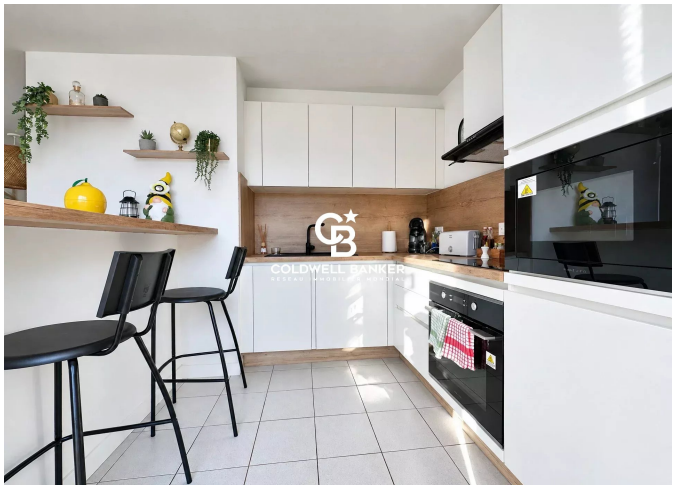









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