COLDWELL BANKER
EUROPA REALTY

Apartment Lanton 98 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 offers you a great 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 98 m² duplex T4 is located on the 1st floor of a small condominium.

Spread over two levels, the apartment offers pleasant living space and good potential for interior development.

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

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

Energy performance (DPE): C (132 kWh/m²/year)
Greenhouse gas emissions (GES): C (25 kg CO2/m²/year)

Price: €399,000
Fees included of 6% (including VAT), i.e. €22 584.91, payable by the buyer.
Net seller price: €376,415.09

To discover this apartment and arrange a viewing, 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:	98.0 m²	Number of rooms:	4 rooms
Number of bedrooms:	3 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 128

Greenhouse gas emissions (GHG) index: C 25

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