COLDWELL BANKER
EUROPA REALTY

Apartment Lège-Cap-Ferret 106 m²



SALE PRICE : 1 290 000 €

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

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immoba@coldwellbanker.fr

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DESCRIPTION

In the heart of Cap Ferret, the agency Coldwell Banker Immoba Realty presents to you, in a new and intimate residence, an apartment T4 duplex located on the first floor with a wooden terrace of 81 m2.

This exceptional property, with a total surface area of 110.7 m2 (Carrez law 97.7 m 2), occupies the first floor of the building and is spread over two levels, offering a modern and warm living environment in a wooden construction combining elegance and durability.

It consists of a large bright living room with open kitchen, three bedrooms, three shower rooms and two toilets.

Built in wood, it benefits from modern services: reversible air conditioning, electric individual heating, heat pump for hot water, double glazing, terminal for electric vehicle, video phone and outdoor lighting. The apartment enjoys a North, West and East exposure and a panoramic view of the dune and the pine forest, in the immediate vicinity of shops, schools and beaches.

This new duplex, both elegant and comfortable, represents a rare opportunity in Cap Ferret, offering a perfect balance between modernity and proximity to the basin.
A cellar of 9.5 m2 and two private parking spaces complete this property.

Selling price including agency fees: 1,290,000 €
The fees of 5% including VAT, i.e. €61,428.58 including VAT, are borne by the buyer and included in the price above.
Net selling price: 1 228 571.42 €

B 108 kWhEP/m 2. an
A 3 kg CO2/m 2. an
Annual cost estimates: between €890 and €1,270
Average energy prices indexed to the years 2021, 2022, 2023 (including subscriptions)

Well subject to the status of co-ownership.
Number of housing lots: 4

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

Contact
To discover this exceptional property, please contact Jean-François ZORZ.

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FEATURES

Property type:	Apartment	Area:	106.0 m²	Number of units:	3
Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 108

Greenhouse gas emissions (GHG) index: A 3

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