COLDWELL BANKER
EUROPA REALTY

Apartment Biscarrosse 77 m²



SALE PRICE : 350 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty is pleased to present this T4 Ground-floor garden apartment located in a recent, friendly and peaceful residence, in a particularly quiet street in the area, ideally situated in the very heart of Biscarrosse, close to all amenities, schools and leisure facilities.

With its architecture combining modernity and authenticity, this residence blends harmoniously into its seaside surroundings. This project has been designed as a future place to live, equally suitable for those looking for a primary residence or a second home. For this reason, the development is set within a family-friendly and dynamic neighbourhood where life is pleasant and convenient. As part of an eco-responsible and sustainable approach, these homes are offered through a co-design process, allowing you to personalise your property.

FEATURES:

- Environmentally friendly residence developed within a sustainable and eco-conscious approach
- Private, pre-wired parking spaces for each unit, along with a dedicated bicycle storage room
- Personalisation of layouts (co-design), with the possibility to redesign floor plans and choose materials: tiles, parquet flooring, wall tiles and paint finishes
- High-quality specifications including PVC and aluminium frames with electric roller shutters, heat pump, wall-hung toilets, engineered wood flooring, 60×60 cm tiling, and fitted wardrobes in the first bedroom
- Fully equipped bathrooms with shower and/or bathtub, choice of vanity units, and electric heated towel rails
- High-performance insulation with double glazing, compliant with the latest RE2020 environmental standards
- Contemporary residence with spacious, warm and comfortable interiors designed for future residents' well-being
- Extended living spaces thanks to balconies, terraces and private gardens
- Optional home automation system, for connected homes in partnership with Deltadore

KEY FEATURES:

- Located right in the city centre – everything within walking distance
- Exceptional lifestyle setting: 10 minutes from the ocean and 30 minutes from the Arcachon Bay
- Multiple investment opportunities (primary residence, second home, rental investment, seasonal rental, etc.)
- Ideal location, customisable homes, outdoor spaces, optimal insulation, bicycle storage, and 1 to 2 parking spaces depending on unit type
- All apartments in this development benefit from an outdoor space (balcony or terrace and garden) and have been carefully designed to suit modern lifestyles.
- Don't miss out on this opportunity!

Personalised support provided throughout your project.

For further information, please contact:
Stéphanie GUEBEL
Independent Sales Agent
RSAC 892 794 124 – Professional Liability Insurance 127 100 479

Sale price: €350,000 incl. agency fees, including €16,667 incl. VAT payable by the buyer (5%).

Discover all our properties on IMMOBA.

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

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FEATURES

Property type:	Apartment	Area:	77.86 m²	Number of units:	36
Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 47

Greenhouse gas emissions (GHG) index: A 1

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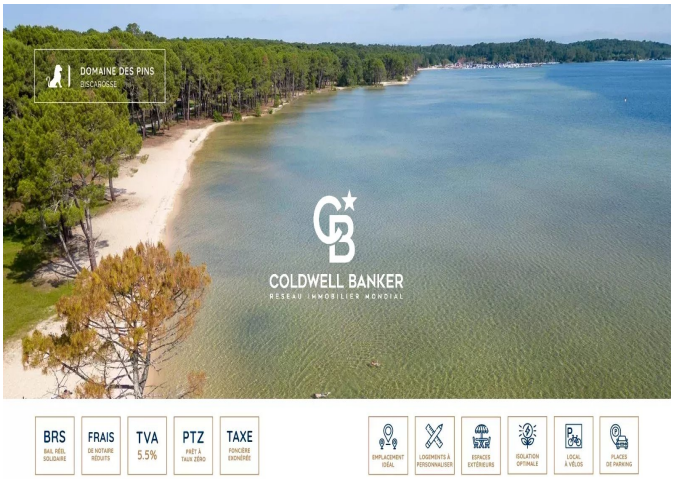

BRS | FRAIS | TVA 5.5% | PTZ | TAXE

PRESTATIONS

RÉSIDENCE RESPECTUEUSE DE L'ENVIRONNEMENT
au sein d'une démarche écologique et durable.

PERSONNALISATION DES LOGEMENTS
en co-conception avec les futurs habitants. Possibilité de redessiner les plans et de choisir les matériaux : carrelage, parquet, faïence, peinture.

SALLES DE BAIN ENTIÈREMENT ÉQUIPÉES
d'une douche et/ou d'une baignoire, de meubles vasque au choix ainsi que de sèche serviettes électriques.

RÉSIDENCE MODERNE
avec de beaux espaces intérieurs chaleureux et confortables pour le bien-être des futurs habitants.

OPTION DOMOTIQUE
pour des logements connectés en partenariat avec DeltaDore.

PLACES DE PARKING PRIVATIVES ÉLECTRIFIABLES
pour chaque logement, et mise à disposition d'un local à deux roues.

PRESTATIONS DE QUALITÉ
Comprenant huisseries en PVC et aluminium avec volets roulants électriques, climatisation réversible, WC suspendus, parquet contrecollé, carrelage 60x60cm ainsi que des placards aménagés dans la première chambre.

ISOLATION DE QUALITÉ AVEC DOUBLE VITRAGE
conforme aux nouvelles normes environnementales RE2020.

ESPACE DE VIE PROLONGÉ
grâce à des balcons, terrasses et jardins privatifs.



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