COLDWELL BANKER
EUROPA REALTY

Apartment Capbreton 103 m²



SALE PRICE : 995 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

844 avenue du Touring Club
France, 40150, Soorts-Hossegor

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

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DESCRIPTION

On the top floor, in the heart of the Triangle d'Or, this stunning apartment offers a rare living environment where the ocean becomes part of your daily life.
High-end features and ample built-in storage optimize the space and provide a smooth, flowing layout.
The bright, dual-aspect living area opens onto two terraces: one facing the ocean, the other overlooking the port. The space includes a lounge, a dining area, and a fully equipped semi-open kitchen.
On the night side, the apartment offers two beautiful bedrooms and a stylish shower room. A utility room and an underground parking space complete the property.
A unique home between sky and sea, allowing you to fully enjoy the local lifestyle — a balance of energy and tranquility.
A visit speaks louder than words. Not to be missed!

Energy rating: C (93) – GHG rating: C (15)

Sale price: €995,000 (agency fees included, payable by the buyer – €50,000, i.e. 5%).

Total surface area: 201 m² – Loi Carrez surface: 103 m²
Condominium of 139 lots, including 67 residential units
Ongoing legal proceedings within the co-ownership

Energy rating: A (39.37) – GHG rating: B (9.21)
Sale price: €995,000 including agency fees, payable by the buyer, amounting to €50,000 (i.e. 5%).
Total floor area: 201 m² – Carrez law surface: 103 m²

Information on natural, mining, or technological risks related to this property is available at:
www.georisques.gouv.fr

For more information, contact Allison OTIN
Independent sales agent – RSAC: 753414143 – Professional liability insurance: AACI/15223/18787

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FEATURES

Property type:	Apartment	Area:	103.73 m²	Elevator:	Oui
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

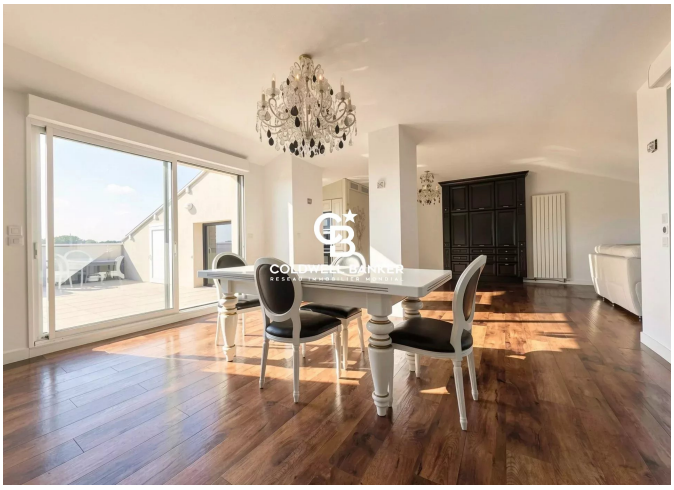
Energy performance diagnosis (EPD): B 93

Greenhouse gas emissions (GHG) index: C 15

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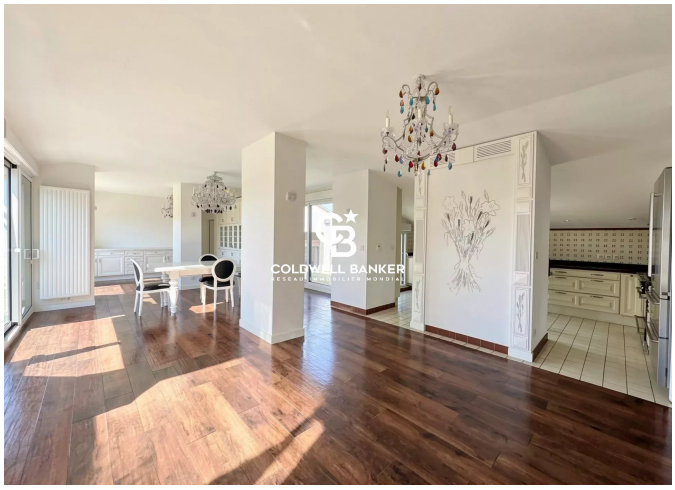
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