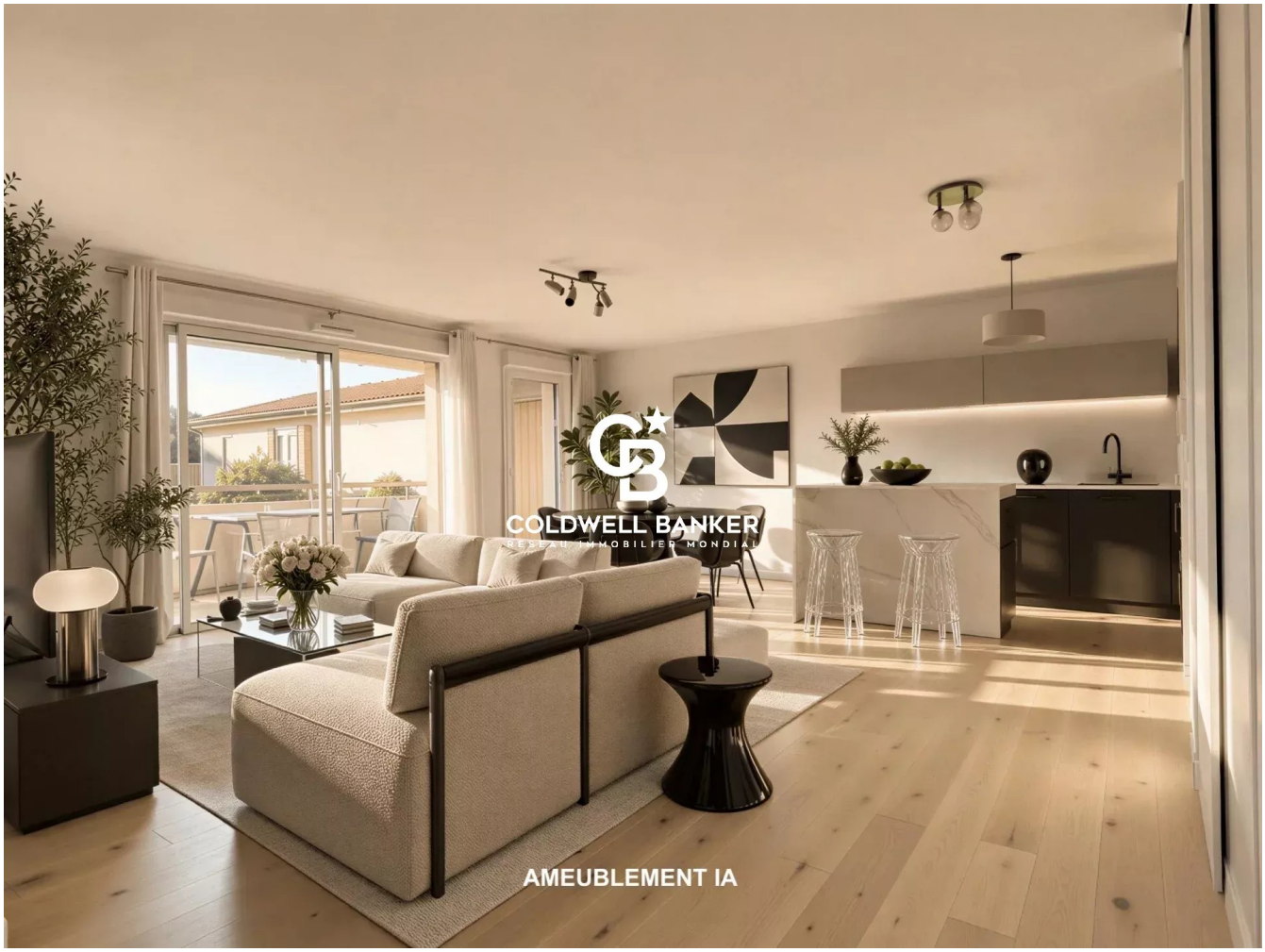
COLDWELL BANKER
EUROPA REALTY

Apartment Capbreton 92 m²



SALE PRICE : 599 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

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DESCRIPTION

Ideally located on the seafront and benefiting from a full south-facing exposure, this high-end apartment, presented in impeccable condition, offers 92 sqm of living space (119 sqm total floor area) within a secure and recently built residence dating from 2012, featuring an elevator and underground parking.

The property features a bright and spacious living area, perfectly oriented, with an open-plan fully equipped kitchen, three bedrooms with storage space, including a large master suite, two shower rooms, a separate toilet, as well as a laundry room completing the amenities of this property.

Outside, a beautiful terrace of over 27 sqm, partly covered, allows you to fully enjoy the surroundings throughout the year.

This rare property represents an ideal opportunity, whether as a primary residence, a holiday home, or a quality rental investment.

-

Total floor area: 119.85 sqm, Carrez Law surface area: 92.10 sqm.
Condominium of 140 lots, including 67 residential units.
Ongoing legal proceedings.

This property is presented by Lucas LACADÉE, Luxury Real Estate Consultant (RSAC 919 245 969).

Sale price: €599 000, including €23 037 agency fees payable by the buyer (5% VAT included).
Net seller price: €575 962.

Energy performance:

- Energy rating: B (53 kWh/sqm/year)
- Greenhouse gas emissions: B (9 kg CO2/sqm/year)
- Estimated annual energy costs between €580 and €820.

Information regarding natural, mining, and technological risks to which this property may be exposed is available on the Géorisques website: www.georisques.gouv.fr

Discover all our properties on hossegor.immoba.fr.

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FEATURES

Property type:	Apartment	Area:	92.1 m²	Elevator:	Oui
Property tax:	€1.00	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

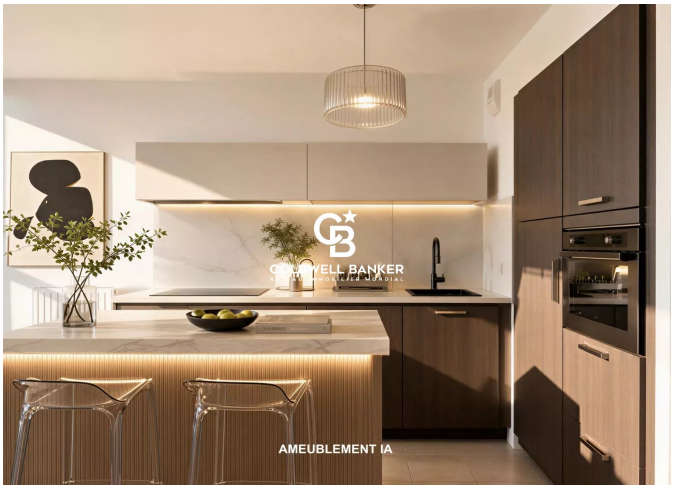
Energy performance diagnosis (EPD): B 53

Greenhouse gas emissions (GHG) index: B 9

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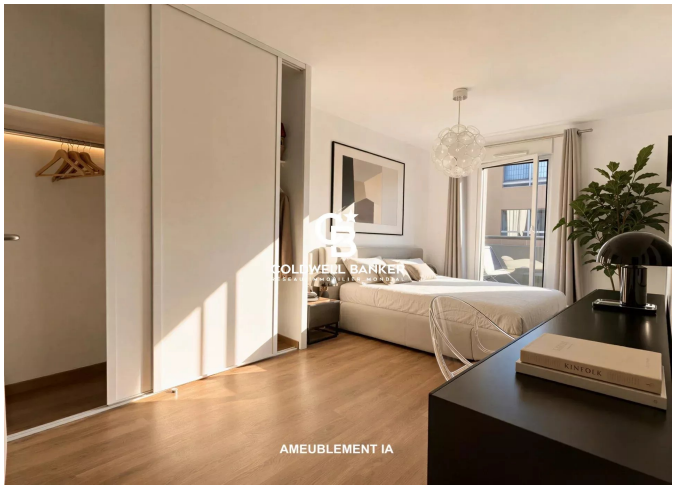
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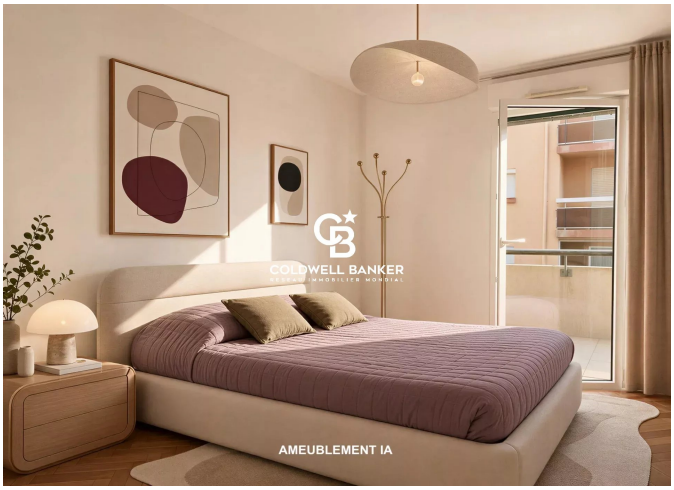
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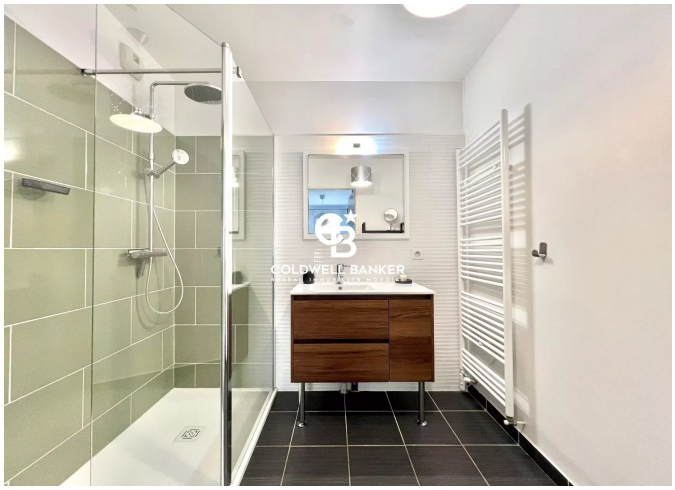












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