COLDWELL BANKER
EUROPA REALTY

Apartment Seignosse 58 m²



SALE PRICE : 365 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

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

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surfinrealty@coldwellbanker.fr

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DESCRIPTION

SEIGNOSSE OCÉAN – DUPLEX WITH OCEAN VIEW

Located on the 4th floor of a residence, discover this duplex apartment offering a pleasant ocean view. It comprises an entrance with staircase, a living room with kitchenette, 2 bedrooms, a shower room, a separate toilet, a hallway/landing area, and plenty of storage space.

A balcony allows you to fully enjoy the surroundings and the ocean view. Thanks to its duplex layout and its privileged location in Seignosse, this apartment is a great opportunity, whether as a second home, an investment, or a primary residence.

This property is offered by Allison OTIN.

Sale price: €365 000 including €21,900 in fees payable by the buyer (i.e. 6% incl. VAT)
Price excluding fees: €343,100.

DPE C (158)
GES B (6)
Estimation des coûts annuels d'énergie du logement entre 910€ et 1270€.

Co-ownership of 141 lots of which 56 are for residential use – No ongoing legal proceedings
Charges: €603.57 / quarter
Surface area (Carrez law): 58.74 m²

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

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FEATURES

Property type:	Apartment	Area:	58.74 m²	Number of rooms:	3 rooms
Number of bedrooms:	2 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

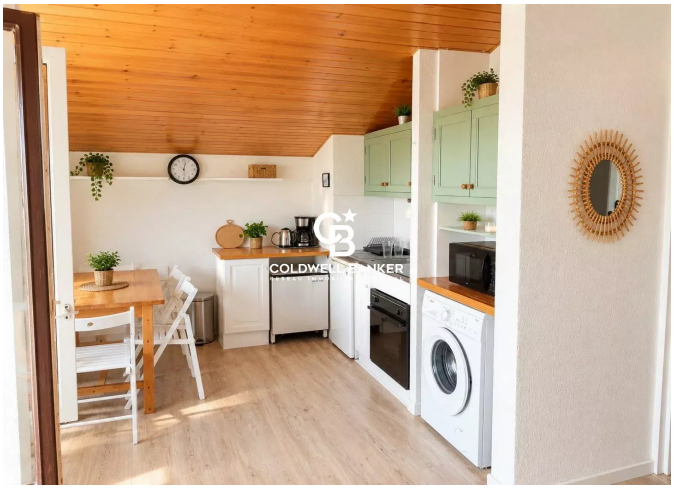
Energy performance diagnosis (EPD): C 158

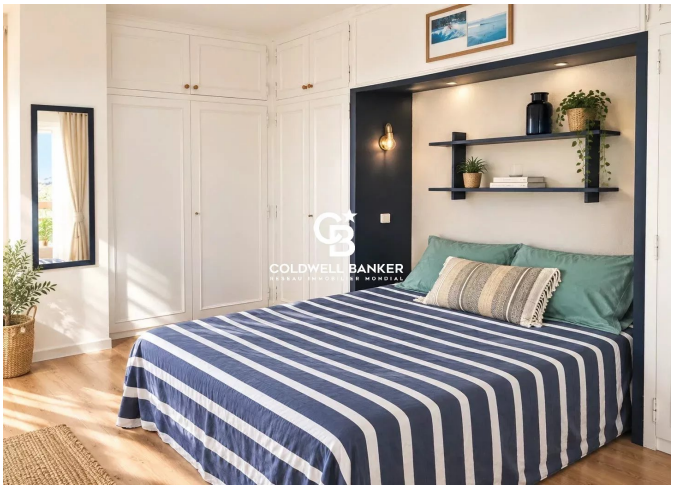
Greenhouse gas emissions (GHG) index: B 6

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