COLDWELL BANKER
EUROPA REALTY

Apartment Biarritz 92 m²



SALE PRICE : 570 000 €

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

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DESCRIPTION

BIARRITZ – 5-Room Apartment with Terrace and Cellar

Located in one of Biarritz's most sought-after neighborhoods, this attractive five-room apartment is presented in good overall condition and is set within a recently renovated, secure residence with a concierge and elevator.

The apartment features an entrance hall with built-in storage, a spacious and light-filled living and dining room opening onto a pleasant terrace with a glimpse of the Atlantic Ocean, a separate fully equipped kitchen with an adjoining pantry, three bedrooms including a master suite, two shower rooms, and two separate WCs.

In addition, the current layout allows for the easy creation of a fourth bedroom. offering excellent flexibility to suit your needs.

A private cellar completes the property, which also benefits from secure residents' parking within the residence.

This apartment represents an ideal opportunity as either a primary or secondary residence, just moments from Biarritz's shops, beaches, and local amenities.

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

- Sale price: €570.000. agency fees payable by the seller.
- Carrez Law surface area: 92.77 sq m.
- Annual service charges: €1.735.
- Total number of lots in the condominium: 287, including 206 residential units.

Energy performance:

- Energy rating: C (172 kWh/m²/year)
- Greenhouse gas emissions: B (6 kg CO_2/m²/year)
- Estimated annual energy costs: between €1.500 and €2.060.

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

Discover all our properties at hossegor.immoba.fr.

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FEATURES

Property type:	Apartment	Area:	92.77 m²	Elevator:	Oui
Property tax:	€1.00	Number of rooms:	5 rooms	Number of bedrooms:	4 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 172

Greenhouse gas emissions (GHG) index: B 6

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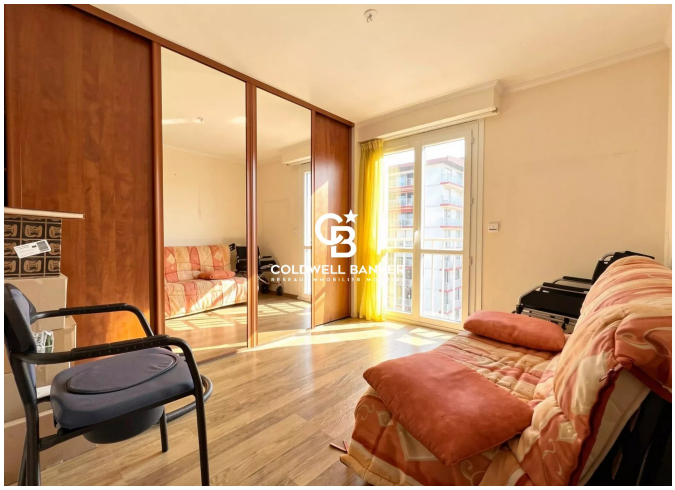

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