

Appartement Biscarrosse 81 m<sup>2</sup>

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PRIX DE VENTE : 370 000 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

## DESCRIPTION

Coldwell Banker Immoba Realty is pleased to present this T4 ground-floor 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, 60x60 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: €370,000 incl. agency fees, including €17,619 incl. VAT payable by the buyer (5%).

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Information on potential risks to which this property is exposed is available upon request or on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

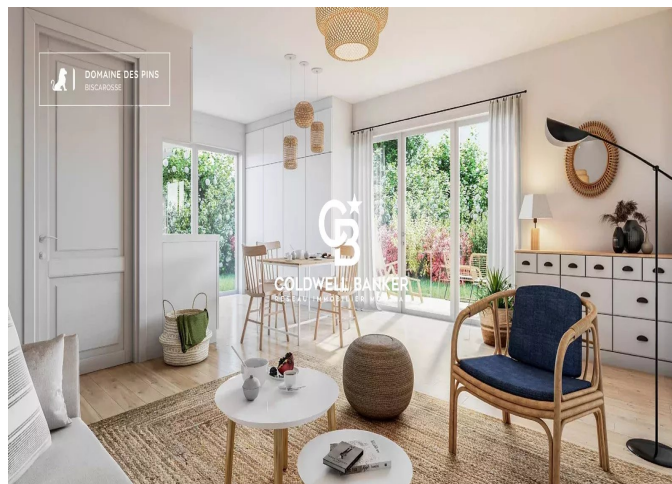
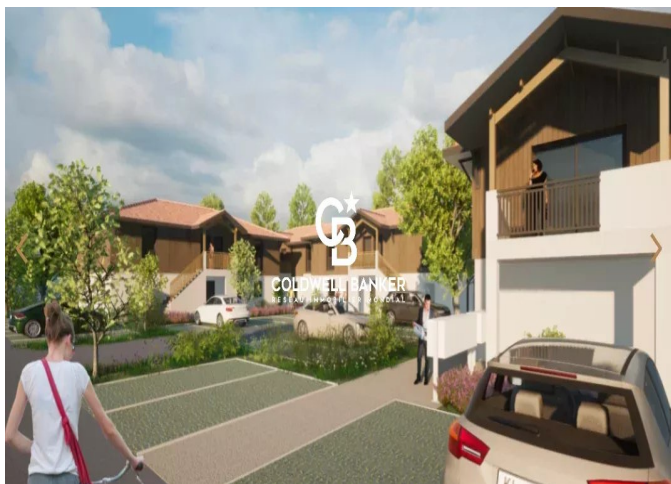
Type de bien :	Appartement	Surface :	81.19 m <sup>2</sup>	Nombre de lots :	36
NB de pièces :	4 rooms	NB de chambres :	3 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 47

Indice d'émission de gaz à effet de serre (GES) : A 1



<b>BRS</b> MIA MEIL SOLIDAIRE	<b>FRAIS</b> DE NOTAIRE REDUITS	<b>TVA</b> 5.5%	<b>PTZ</b> PURT A TAUX ZERO	<b>TAXE</b> FINCIERE EXONEREE						
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## 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 privés.