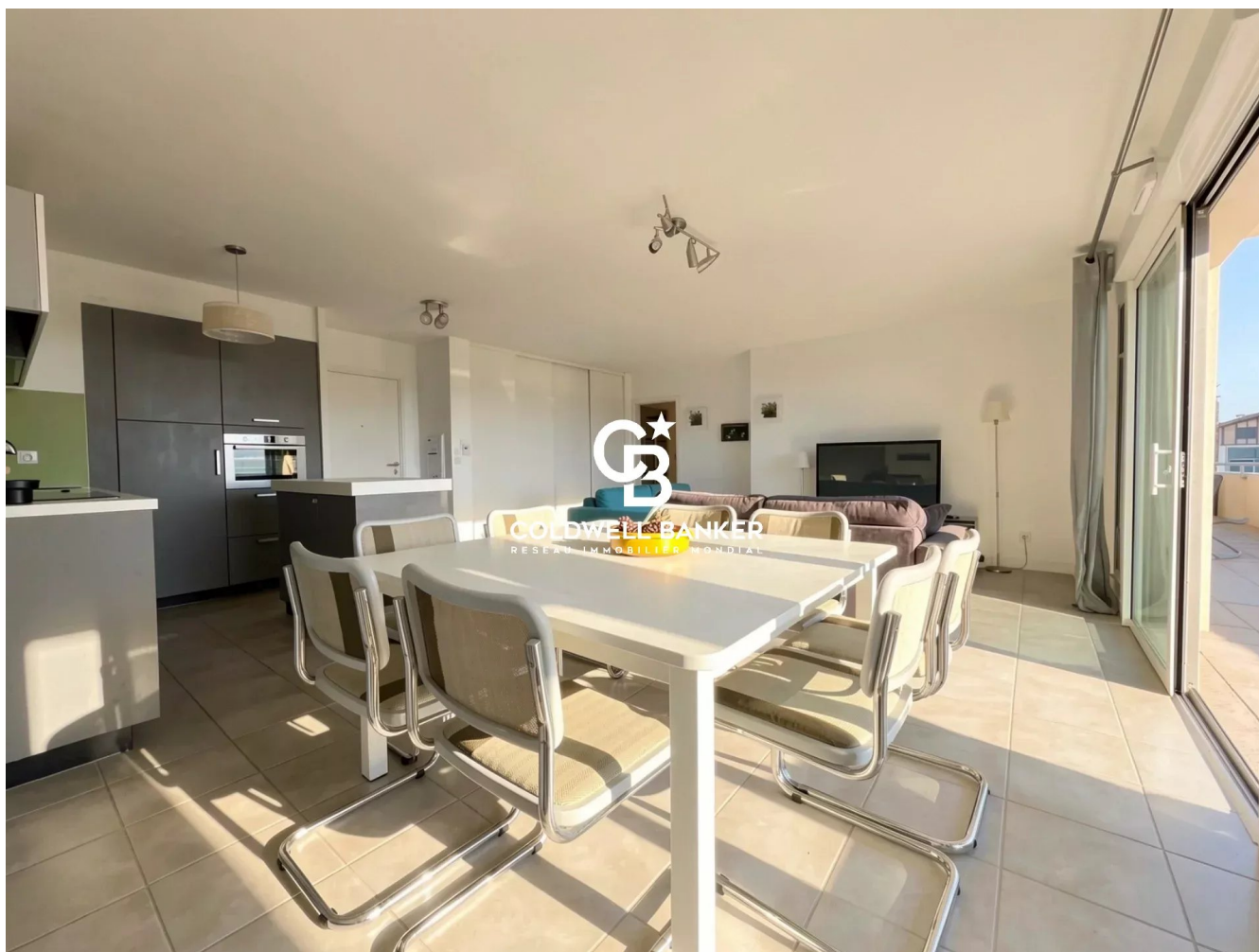


Appartement Capbreton 92 m²



PRIX DE VENTE : 599 000 €

EMAIL : [SURFINREALTY@COLDWELLBANKER.FR](mailto:surfinrealty@coldwellbanker.fr)

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](<http://www.georisques.gouv.fr>)

Discover all our properties on hossegor.immoba.fr.

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	92.1 m ²	Ascenseur :	Oui
Taxe foncière :	€1.00	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

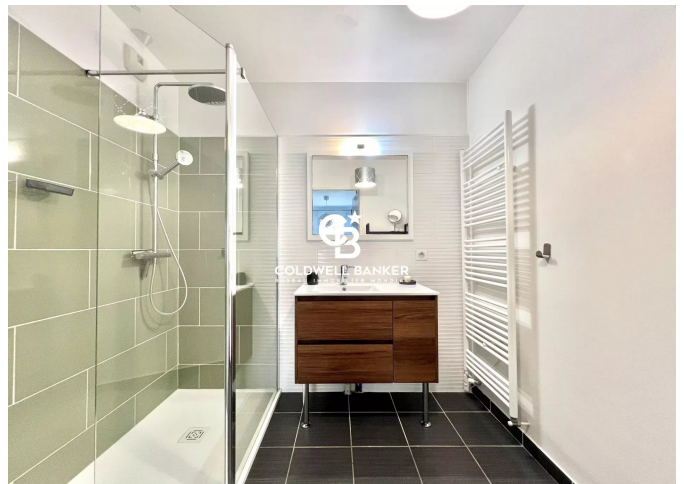
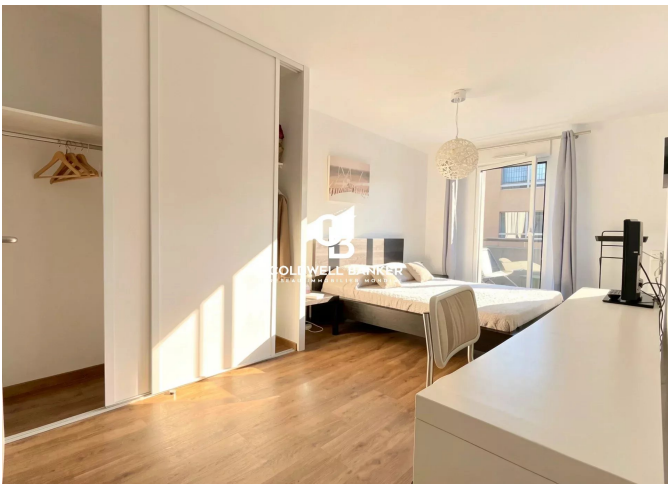
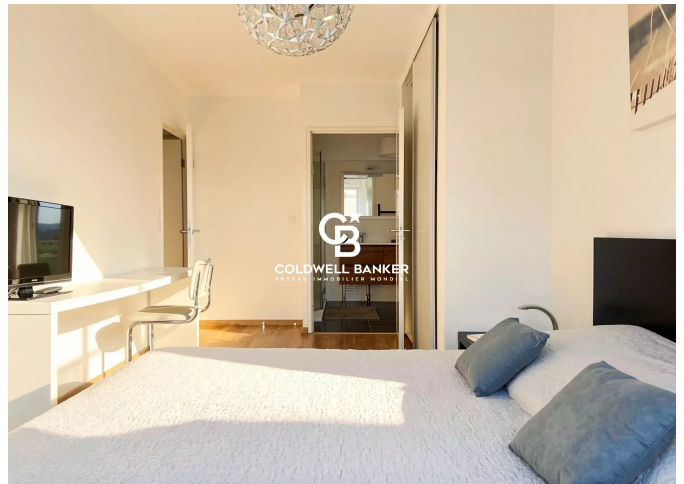
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 53

Indice d'émission de gaz à effet de serre (GES) : B 9



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