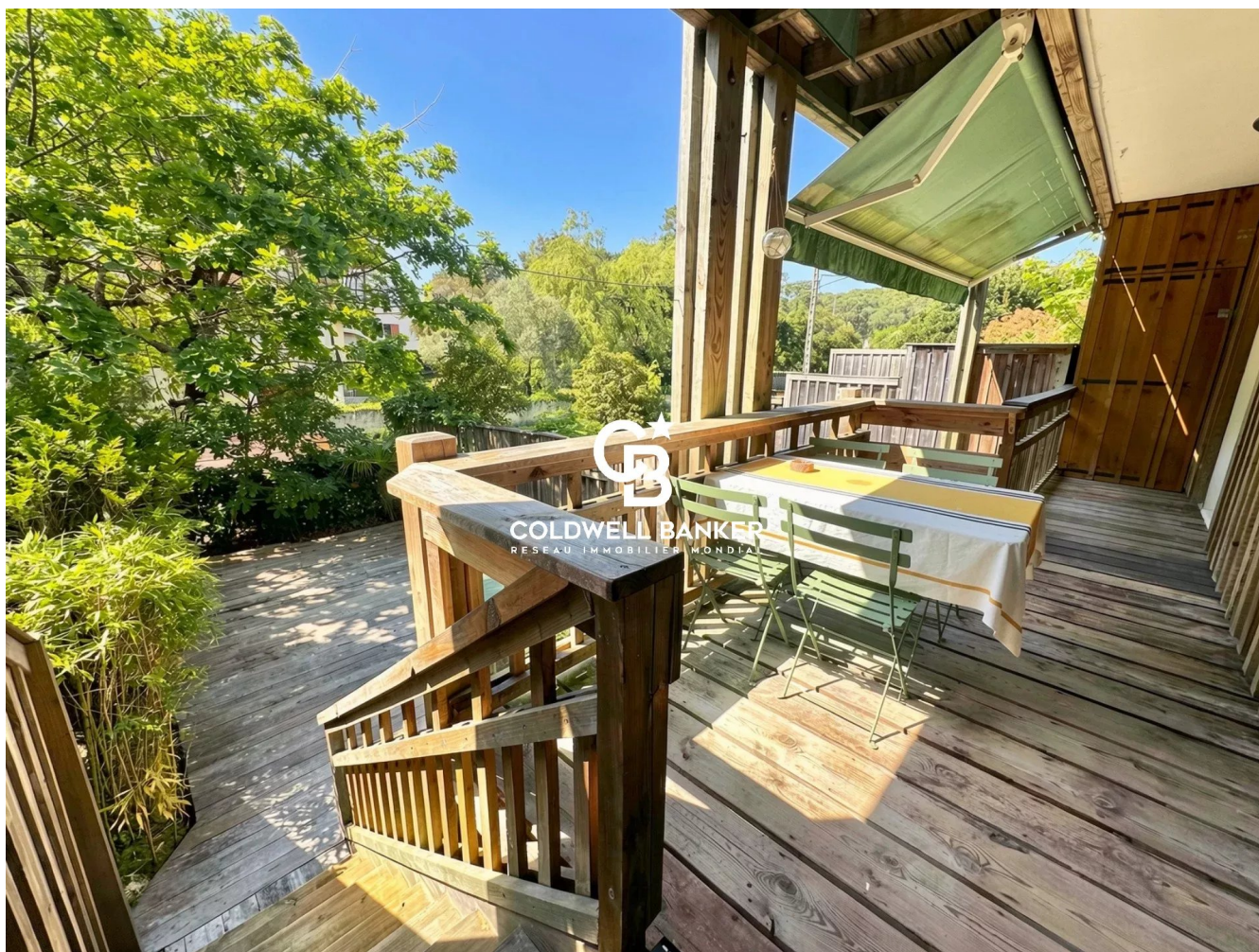


Appartement Lège-Cap-Ferret 30 m²



PRIX DE VENTE : 424 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty presents this apartment, fully renovated by an architect.

Designed down to the smallest detail, it features bespoke fittings: a fully equipped kitchen, built-in storage, polished concrete flooring, and a sliding partition that allows the space to be easily reconfigured.

With a surface area of 31 m², the apartment is laid out as follows:

A living area with an open-plan kitchen and lounge space. A pocket sliding partition offers the possibility of creating a second, independent sleeping area.

The upper level includes a bedroom with storage, a laundry area, and a shower room.

The entire layout has been carefully designed to optimize every space and ensure smooth, practical day-to-day living.

Two outdoor areas complete the property:

A wooden terrace of approximately 60 m² and a balcony that can comfortably accommodate several guests.

Located within a wooden residence in a quiet environment, the apartment enjoys a prime location: the bay beaches, shops, restaurants, and the Pirailan market are all within a few minutes' walk.

Energy performance (DPE): C (196kWh/m²/year)

Greenhouse gas emissions (GES): B (7kg CO₂/m²/year)

Sale price: €424,000, including 6% VAT-inclusive fees (€24 000) payable by the buyer.

Net seller price: €400 000

Property subject to condominium status.

No ongoing legal proceedings.

Annual condominium charges: €1,169.52

Contact: Jean-François ZORZ

Information on potential risks for this property is available on the Géorisques website.

Discover all our listings on [IMMOBA.FR](https://www.immoba.fr)

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	30.0 m ²	Nombre de lots :	12
Taxe foncière :	€650.00	NB de pièces :	2 rooms	NB de chambres :	1 bedroom

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

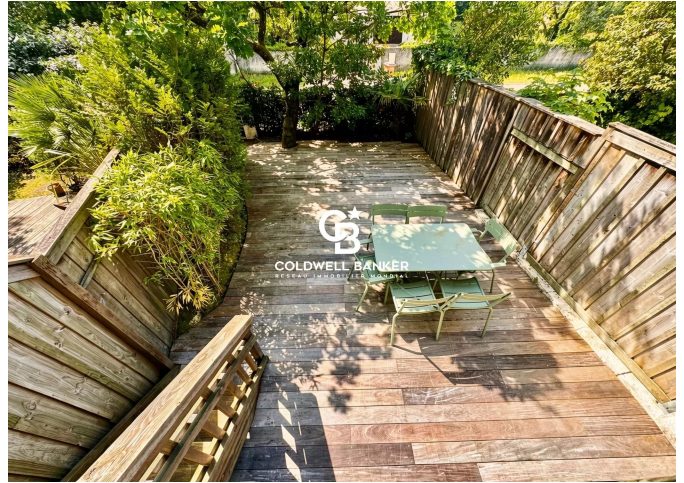
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : In progress -2

Indice d'émission de gaz à effet de serre (GES) : In progress -2



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