COLDWELL BANKER
EUROPA REALTY

Building Parentis-en-Born 210 m²



SALE PRICE : 380 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

281, Boulevard de la Côte d'Argent
France, 33120, Arcachon

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty real estate agency presents:

In the very centre of Parentis-en-Born, in immediate proximity to shops, services and the lake, this building offers strong potential for an investment project or patrimonial enhancement.

The property currently comprises three distinct spaces:
On the ground floor, a commercial unit of approximately 60 m², let under a current lease, provides a stable immediate rental income (€936/month). Beside it, a two-room apartment of about 45 m² with a private outdoor area, in need of full renovation, offers the possibility to create an attractive dwelling suited to the local market.

The upper floor houses a large four-room family apartment of approximately 100 m², vacant, in good overall condition and requiring only minor modernisation, allowing rapid use without major work.

The layout offers several possibilities: keeping the units separate, combining the two apartments, a traditional or furnished rental project, or even using it as a main residence with supplementary income.

Significant improvements have already been carried out in recent years, notably roof refurbishment in 2025 and external insulation in 2024, thus limiting short-term technical investments. The building also has double-glazed windows and separate electricity meters.

Its central location and quick access to the lake increase the property's appeal, both for a long-term investment and for a medium-term value-enhancement strategy.

This property is not subject to co-ownership.

File and additional information available on request.

Contact me now to arrange a viewing:

Stéphanie GUEBEL, independent commercial agent, RSAC 892 794 124 - RCP 127 100 479

Four-Bedroom House (T4):
Energy Performance Rating: D (195 kWhEP/sqm/year) Greenhouse Gas Emissions: B (7 kg CO_2/sqm/year)
Estimated annual energy costs: €1,880 – €2,590

One-Bedroom Apartment (T2):
Not subject to an Energy Performance Certificate (EPC)

Commercial Premises:

Energy Performance Certificate: Not available
Carrez Law floor area: 59.15 sqm Gross floor area: 60.96 sqm

Sale price €380,000 including agency fees, of which €18,095 incl. VAT in fees payable by the buyer (i.e. 5%).

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

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FEATURES

Property type:	Building	Area:	210.0 m²	Property tax:	€2.00
Number of rooms:	8 rooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 195

Greenhouse gas emissions (GHG) index: B 7

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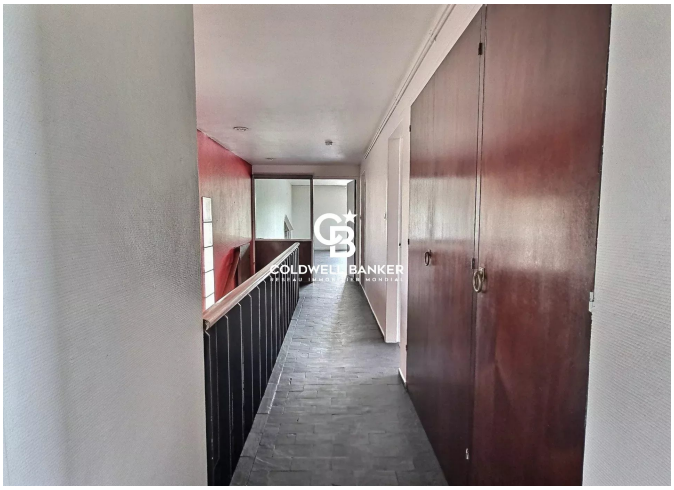
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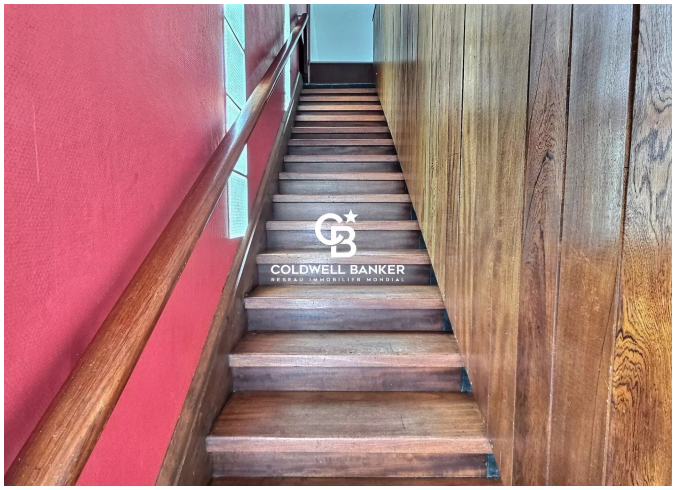












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