COLDWELL BANKER
EUROPA REALTY

Building Parentis-en-Born 247 m²



SALE PRICE : 567 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Exclusive to Coldwell Banker Immoba Realty is pleased to present, in PARENTIS-EN-BORN:

Investor's Special – A ready-made rental portfolio, stable returns, and the peace of mind of immediate income.

Income Property – Walk Everywhere – Amenities and Parentis Lake just steps from the town center!

Ideally located in the heart of Parentis-en-Born, this two-storey income property offers a highly sought-after location, just a short walk from shops, the market, schools, and the lake, allowing you to enjoy a pleasant living environment.

The property consists of 9 apartments, ranging from 13 to 49 m², all sold with tenants in place, ensuring strong rental yields. This is a turnkey, secure investment, with no rental vacancy expected, in a high-demand area.

For more information, please contact Stéphanie GUEBEL, Independent Sales Agent, registered under RSAC 892 794 124, and covered by RCP 127 100 479.

DPE for the entire building : DPE C (173 kWhEP/m².year), GES B (6 kgCO2eq/m².year)
Estimated annual energy costs: €4,020 - €5,490

Sale price: €630,000 agency fees included, of which €30,000 incl. VAT (5%) are payable by the buyer.

Find all our listings on IMMOBA.

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

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FEATURES

Property type:	Building	Area:	247.0 m²	Property tax:	€3.00

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 173

Greenhouse gas emissions (GHG) index: B 6

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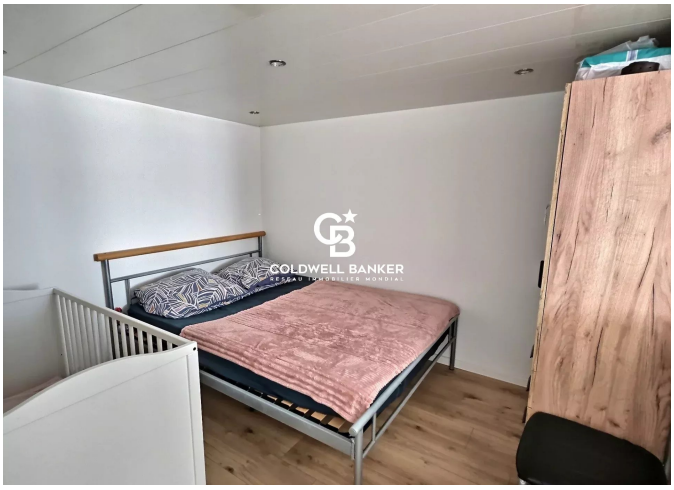







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