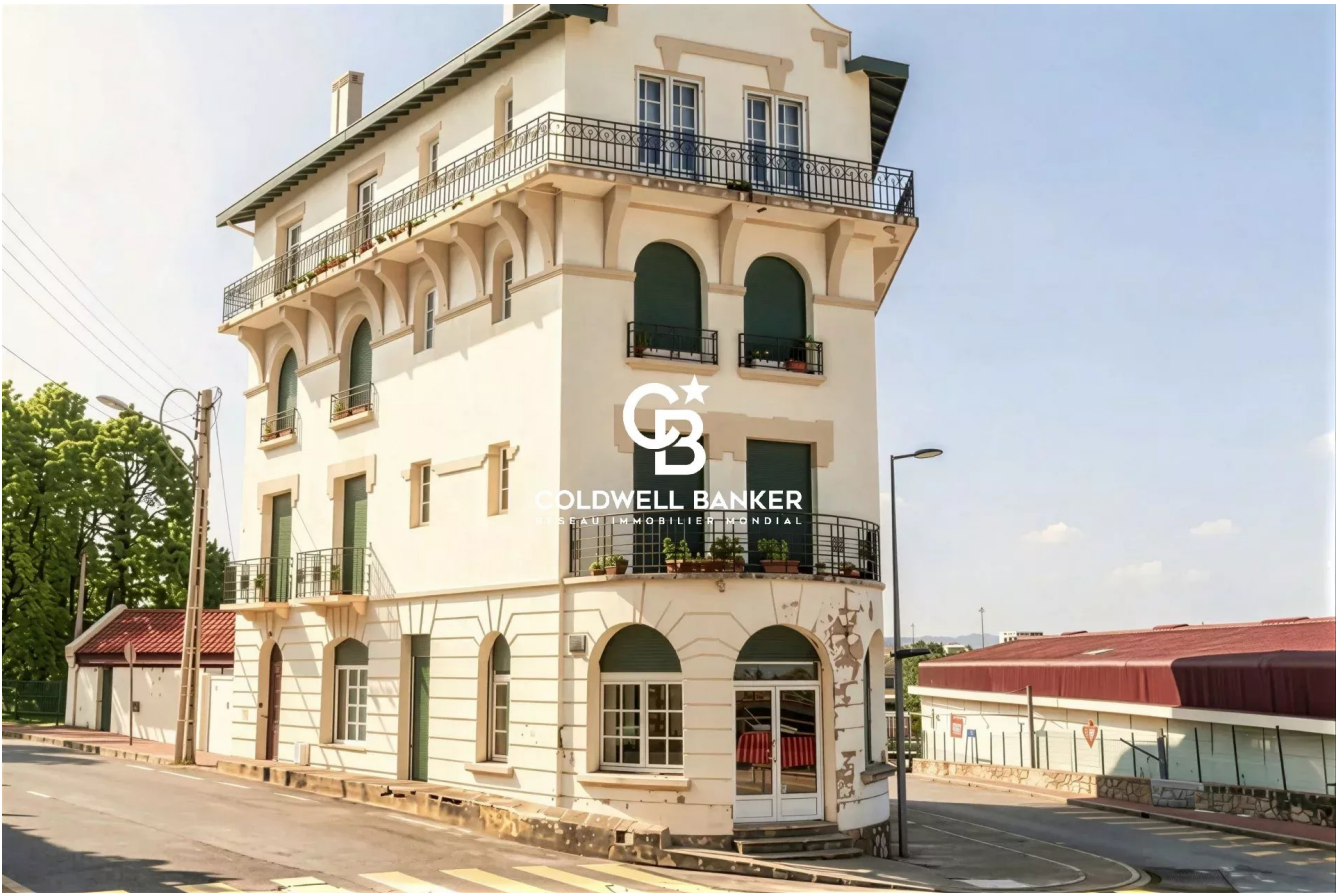


Immeuble Hendaye 522 m<sup>2</sup>

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PRIX DE VENTE : 850 000 €

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

## DESCRIPTION

### HENDAYE – BUILDING FOR SALE – SPANISH BORDER

In immediate proximity to the Franco-Spanish border, between Hendaye and Irun, this character building offers strong value-add potential.

On the ground floor, it features a spacious commercial premises of approximately 97 sqm. The upper floors comprise three generously sized apartments: a first level of around 100 sqm requiring renovation, followed by two additional units of approximately 102 sqm and 108 sqm.

In the basement, you will benefit from four large cellars. The building is also equipped with an elevator. Outside, a spacious garage of approximately 50 sqm, along with workshop spaces totaling nearly 70 sqm, complete the property.

The co-ownership structure is already in place, with existing regulations and a detailed division statement, making it ideal for any investment project. Full file available upon request.

This property is presented by Yoann BARCOS, Luxury Real Estate Consultant. RSAC 940 936 225.  
Sale price: €850,000, agency fees included, payable by the seller.

Energy rating: D (215) – GHG rating: D (47).  
Estimated annual energy costs: between €1,920 and €2,620.

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

Discover all our properties on [hossegor.immoba.fr](http://hossegor.immoba.fr)

## CARACTÉRISTIQUES

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Type de bien :	Immeuble	Surface :	522.0 m <sup>2</sup>	NB de pièces :	13 rooms
NB de chambres :	7 bedrooms				

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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) : D 214

Indice d'émission de gaz à effet de serre (GES) : D 47



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