

## APPART T2 TERRASSE PKG - 150 M. FROM THE BEACH - CAPBRETON

EXCLUSIVE



## INFORMATION

Town:	Capbreton
Department:	Landes
Bed:	1
Bath:	1
Floor:	41 m <sup>2</sup>
Outside Space:	13 m <sup>2</sup>

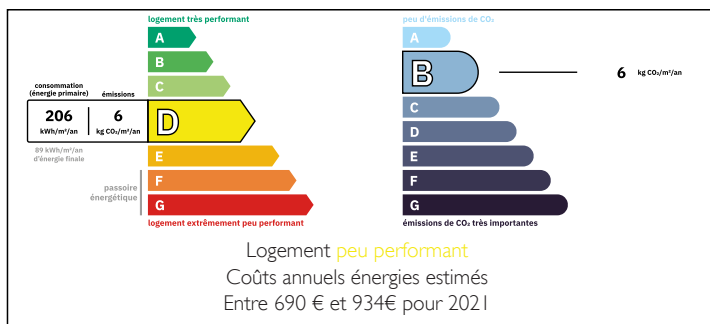
## IN BRIEF

Located just 150 metres from Capbreton's Notre-Dame beach, on the border with Hossegor's South and Central beaches, this one-bedroom apartment was completely renovated last year and has never been lived in since. It is therefore in brand-new condition, with a tastefully decorated interior and high-quality materials and fittings. It is sold fully furnished and equipped with all its accessories. It has a large private 13 m<sup>2</sup> terrace with direct access via a gate (currently being installed) to the beach behind the neighbouring residence. Private condominium parking. Bicycle storage. Refurbishment to be completed in 2024.

Good restaurants are less than 2 minutes' walk from the residence, unless you prefer to take a stroll to Capbreton marina, just 500 metres away. Alternatively, you might like to walk 10 minutes to one of the many terraces on the Place des Landais in...



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Type 2 flat:

Living room with open-plan fitted kitchen (new appliances that have never been used)

Bedroom

Shower room - WC, adjoining washing machine room.

Entrance hallway.

Private, semi-covered, west-facing terrace.

Communal charges including water.

Communal bike room.

Huge private condominium car park with spaces always available even in mid-August (over 200 spaces).

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Co-owned building of 227 units  
Provisional annual charges: 906€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 840 EUR**

**Taxe habitation: EUR**

## NOTES