

For Sale – Charming 2-Bedroom Apartment in Lacanau Océan (33) Where ocean breeze meets pine-scented air.



## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Lacanau |
| Department: | Gironde |
| Bed:        | 2       |
| Bath:       | 2       |
| Floor:      | 74 m2   |
| Plot Size:  | 0 m2    |

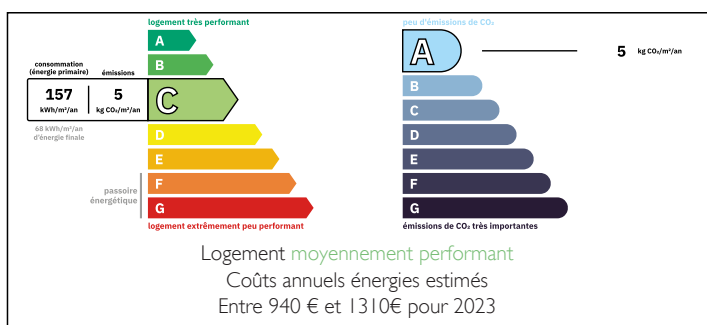
## IN BRIEF

Just a stone's throw from the beach and the lively heart of Lacanau Océan, this luminous top-floor apartment of nearly 74 m² offers a rare blend of serenity, comfort, and coastal vibrancy.

Nestled on the 2nd and top floor of a discreet, intimate residence, the apartment welcomes you with a bright and airy living space, enhanced by triple exposure and a sweeping 180° view over rooftops and pine forest — nature's own masterpiece from your window.

The stylish, open-plan kitchen flows seamlessly into the living area, ideal for both relaxing and entertaining. The night space offers two tranquil bedrooms with built-in storage, a sleek modern bathroom with walk-in shower, and a second shower room with toilet.

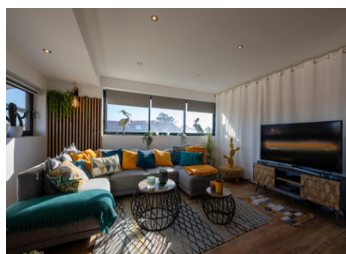
## ENERGY - DPE



Comfort is guaranteed year-round with reversible air

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

Sold fully furnished, this apartment is ready to enjoy or rent immediately — perfect as a main residence, holiday home, or a high-return seasonal rental investment thanks to its sought-after location just steps from the ocean.

Roof recently renovated. Co-ownership of 24 lots. Average annual charges: €1,270 (approx. €105/month, including water and common areas).

A rare gem between dunes and pine trees, where every morning begins with the whisper of the sea.

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Co-owned building of 24 units  
Provisional annual charges: 1270€

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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: 1068 EUR

Taxe habitation: EUR

## NOTES