

**305 000 €**

**For sale house**

**Surface of the living :** 11 m<sup>2</sup>

**Year of construction :** 1950

**Hot water :** Electrique

**Inner condition :** to modernize

**External condition :** good

**Features :**

double glazing, calm

2 bedroom

1 terrace

1 shower

1 WC



### House 10004 Hendaye

FOR SALE No. 10004 - Hendaye, just 200 m from the beach and close to Sainte-Anne Church, a 2-bedroom apartment of 55 m<sup>2</sup> featuring a living room of 21 m<sup>2</sup> with an open, fitted kitchen, all opening onto a large terrace of 15 m<sup>2</sup>. This apartment includes two bedrooms as well as a spacious shower room. A large storeroom of 6 m<sup>2</sup> with external access provides ample storage space for bicycles, a table, and more. Double glazing, electric heating. The apartment, located on the ground floor, is in excellent condition with no work needed. Property tax amounts to 450 euros. No co-ownership fees, annual charges of 180 euros cover building insurance and external electricity. The landscaped promenade along the seafront is perfect for walking or cycling. The apartment is available immediately. Information on the risks associated with this property, including legal brush clearance obligations, can be found on the Géorisques website:...

#### Legal information

305 000 €

Fees paid by the owner, well condominium, annual current expenses 180 € (15 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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RCS 524921350 Toulouse - Code NAF 6831Z - SIRET 52492135000020 - Garantie financière : GALIAN 120 000 €

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