

**325 000 €**

**For sale house**

**3 rooms**

**Surface : 55 m²**

**Surface of the living : 11 m²**

**Year of construction : 1950**

**Hot water : Electrique**

**Inner condition : to modernize**

**Features :**

double glazing, calm



### House 10004 Hendaye

FOR SALE n°10004 - Hendaye 200 m from the beach, close to the Sainte-Anne Church, a 55 m² T3 semi-detached house comprising a 21 m² living room with an open fitted kitchen, all opening onto a large 15 m² terrace. This apartment has two bedrooms and a large shower room. A large 6 m² storeroom opening onto the outside for plenty of storage, bicycles, table etc.... Double glazing, electric heating. House in excellent condition, no work is required. Property tax of 450 euros. Annual charges of 180 euros for building insurance and exterior electricity. Promenade on the seafront, pleasant for walking or cycling. House available immediately. For more information, please contact Christian HAMON Commercial Agent, tel: 06.62.11.49.84. Montauban RSAC number 488 831 058 PRICE: €349,500. Fees are the responsibility of the seller. Visit by appointment. Visit on request, possible on the weekend of April 5, 6, 7, 2024.

#### Legal information

325 000 €

Fees paid by the owner, 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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CIM Occitanie - 80 Allée des Demoiselles, 31400 Toulouse

05 67 33 93 50 - [contact@agencecim.fr](mailto:contact@agencecim.fr) - [www.agencecim.fr](http://www.agencecim.fr)

RCS 524921350 Toulouse - Code NAF 6831Z - SIRET 52492135000020 - Garantie financière : GALIAN 120 000 €

Document non contractuel - Barème des prix disponible sur notre site internet