

Price on request

Contact agency

Instinct Immobilier

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For sale apartment

1 room

Surface : 35 m²

Features :

CALM, balcony, residential, POOL

1 bathroom

1 WC



Apartment 59 Audierne

EXCLUSIVE – Studio with Balcony Overlooking the Ocean in Audierne Located in Audierne within a holiday residence boasting an exceptional “right on the waterfront” location, this 35.90 m² studio, situated on the first floor, offers a privileged living environment facing the Atlantic Ocean and Audierne Bay. The apartment includes: an entrance area with a closet, a hallway with two closets, a living room with kitchen, a bathroom, separate WC. A 2.8 m² balcony completes the property, perfect for enjoying the maritime surroundings. The residence, featuring local architecture with slate roofs, consists of several apartments spread across three charming buildings. It offers a heated outdoor swimming pool facing the sea (5 m x 10 m), with a large sun terrace, open from 04/05/2025 to 09/20/2025 and again from 04/04/2026 to 09/19/2026. The location is particularly sought after: 100 m from Trescader beach, 1 km from Audierne's port and town center, 1.5 km from Esquibien marina. Important information The apartment is currently rented out as a holiday rental and will be available in January 2027, making it an ideal opportunity for rental investment, a second home, or a medium-term project.

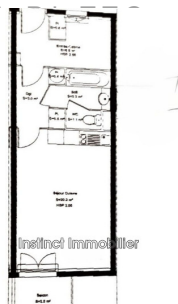
Fees and charges :

Annual current expenses 2 018 €

Well condominium

Document non contractuel

24/12/2025



64 lots in the condominium

