

## Price on request

### Contact agency

CIM Occitanie - Montauban

1A rue Voltaire

82000 Montauban

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### 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

**Energy class (dpe) :** D

**Emission of greenhouse gases (ges) :** A

Document non contractuel

10/01/2026 - Prix T.T.C



## 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: <http://www.georisques.gouv.fr>. To arrange a visit, please contact Christian HAMON, Sales Agent, at 06.62.11.49.84 or by email at [c.hamon82000@gmail.com](mailto:c.hamon82000@gmail.com). Montauban RSAC number 488 831 058. The asking price is 305,000 € Agency Fees Included. Agency fees are payable by the seller.

### Fees and charges :

Annual current expenses 180 €

Well condominium

