



## House

BIGANOS (33)

**268 750 €\***

\* Agency fees to be paid by the seller



60 m<sup>2</sup>



3 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

BIGANOS-individual DUPLEX APARTMENT of 60M<sup>2</sup> located in an area made up of quiet and secure individual villas. Bright apartment adjoining on one side. It has a spacious living room and a fitted kitchen open to the living space of 25m<sup>2</sup> in total, the 2 bedrooms upstairs offer practical storage with their cupboards and a bathroom completes this property. This charming property offers a functional living space enhanced by a private terrace overlooking the garden for your moments of relaxation. This villa would be suitable for a family or professionals as well as rental investors looking for a quiet, comfortable place to live in a fenced and gated domain. You will appreciate this protected co-ownership setting near the center of Biganos, sought after for its proximity to the train station and the large-scale retail sector. This accommodation also includes 2 private and numbered parking spaces. Do not hesitate to contact me for more information or to arrange a visit!

Number of lots in the co-ownership: 24, Average annual amount of the share of charges (projected budget): €1,681 or €140 per month. Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 852444

Property type ..... House

Year of construction ..... 2012

Exposure ..... East

View ..... Vue sur Forêt, sur Jardin

### SURFACES

Living space ..... 60 m²

Surface Carrez Law ..... 59.73 m²

Living room surface ..... 23 m²

Land surface ..... 8 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 24

Condominium fees ..... 140 €/mois

Share of expenses ..... 1 681 €

### COMPOSITION

Number of rooms ..... 3

Number of bedrooms ..... 2

Number of bathrooms ..... 1

Toilets count ..... 1

### DPE/GES

DPE ..... 129

GES ..... 22

### APPENDIX

Parking ..... extérieur

Parking space ..... 2

Videophone ..... Non

### SERVICES

Heater ..... gaz

Kitchen ..... aménagée

Intercom ..... Yes



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