COLDWELL BANKER
EUROPA REALTY

Apartment Andernos-les-Bains 53 m²



SALE PRICE : 395 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

182 boulevard de la République
France, 33510, Andernos-les-Bains

PHONE : +33556269214
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty offers you this one-bedroom (T2) apartment located in Andernos-les-Bains, close to the port du Bétey, the beach and shops.

Within an intimate residence of 12 units with Arcachon-inspired architecture, this 53.45 m² of living space offers an optimized and functional layout.

It comprises an entrance with storage, a living area with open kitchen of 30.50 m², a bedroom, a shower room, a separate WC and a storage-laundry area.

The living room opens onto a terrace, a true outdoor extension to enjoy the nice weather.

Planned equipment and technical features:

Individual heating by air-to-air heat pump with ducted distribution.

Domestic hot water produced by a thermodynamic (heat-pump) water heater.

Aluminum frames with insulated double glazing.

Electric roller shutters with radio control.

Engineered wood flooring in the main rooms and the bedroom.

Porcelain stoneware tiles in the service areas.

Shower room equipped with a shower, a vanity unit, a mirror and lighting.

Wall-hung WC and fitted closets.

Kitchen not equipped.

The residence includes an elevator, a video intercom, a motorized gate, a bicycle storage room and landscaped green areas. The development complies with the RE2020 environmental regulations.

A private parking space completes the property.

Property subject to co-ownership status.

Energy performance (DPE): RE2020
GHG emissions (GES): RE2020

Price: €395,000 agency fees included, borne by the seller.

For any information or to arrange a visit, contact Jean-François ZORZ.

Check the risks to which this property is exposed at: www.georisques.gouv.fr

Coldwell Banker Immoba Realty – Andernos-les-Bains
Find all our properties on IMMOBA.

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FEATURES

Property type:	Apartment	Area:	53.45 m²	Elevator:	Oui
Number of units:	12	Number of rooms:	2 rooms	Number of bedrooms:	1 bedroom

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 48

Greenhouse gas emissions (GHG) index: A 1

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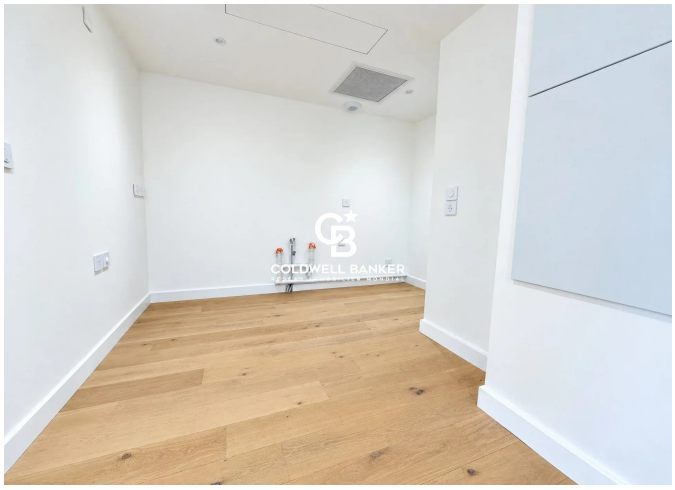





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