COLDWELL BANKER
EUROPA REALTY

Apartment Andernos-les-Bains 60 m²



SALE PRICE : 420 000 €

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 T2 garden-level apartment, located in Andernos-les-Bains, close to the Bétey harbour, the beach and shops.

Situated within an intimate residence of 12 units with Arcachon-inspired architecture, this property provides 60.22 m² of living space.

It comprises an entrance, a living room with open-plan kitchen of 30.40 m², a 16 m² bedroom, a shower room, a laundry area with WC and a separate storage room.

The living area opens onto a 7 m² terrace extended by a private garden of 27 m².

Technical specifications planned:

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

Domestic hot water production by thermodynamic water heater.

Aluminum exterior joinery with insulating double glazing.

Electric roller shutters with radio control.

Engineered wood flooring in the main rooms and the bedroom.

Porcelain stoneware tiling in the service rooms and wall tiles in the shower room.

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

Wall-hung WC and fitted cupboards.

Unfitted kitchen.

The residence has an elevator, a motorized gate, a video intercom, a bike room and landscaped green spaces. The development is designed in accordance with the RE2020 environmental regulations.

Two private parking spaces complete this property.

DPE: RE2020
GES: RE2020

Price: €420,000 agency fees included, payable by the seller.

Property subject to co-ownership status.

For any information or to arrange a viewing, 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:	60.22 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 44

Greenhouse gas emissions (GHG) index: A 1

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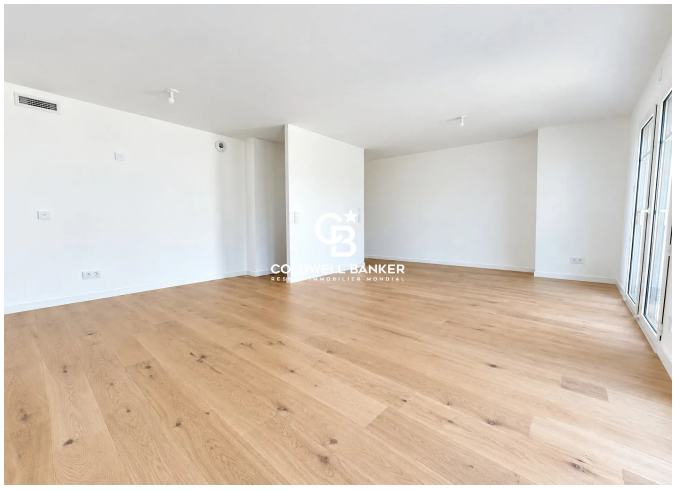



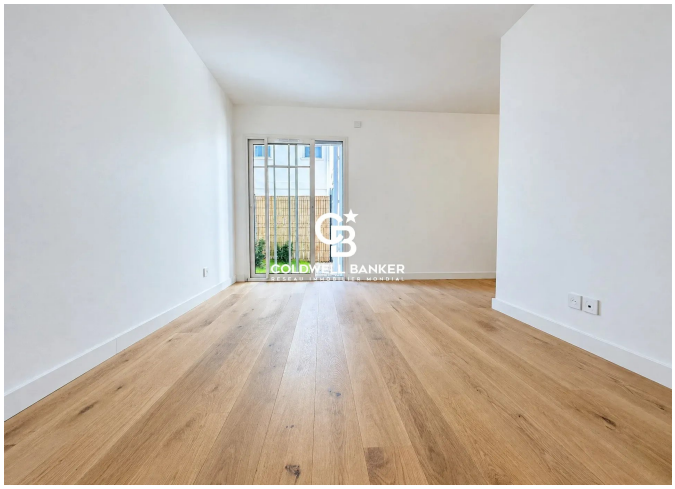

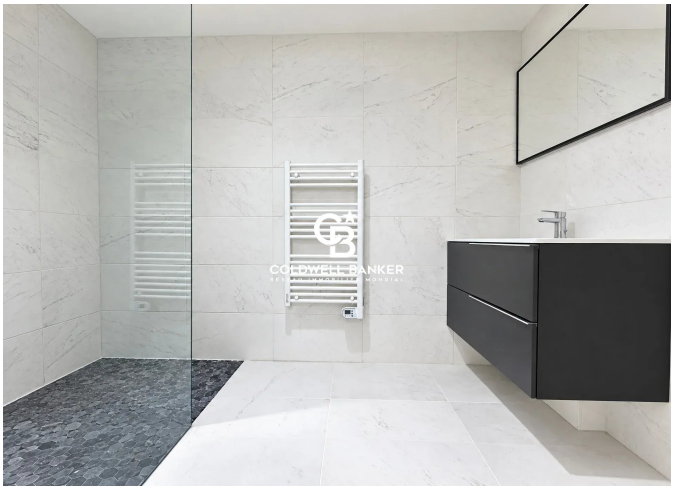

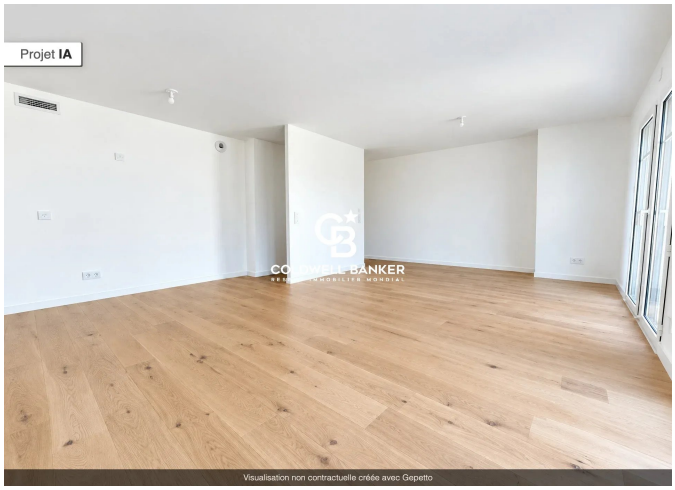

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