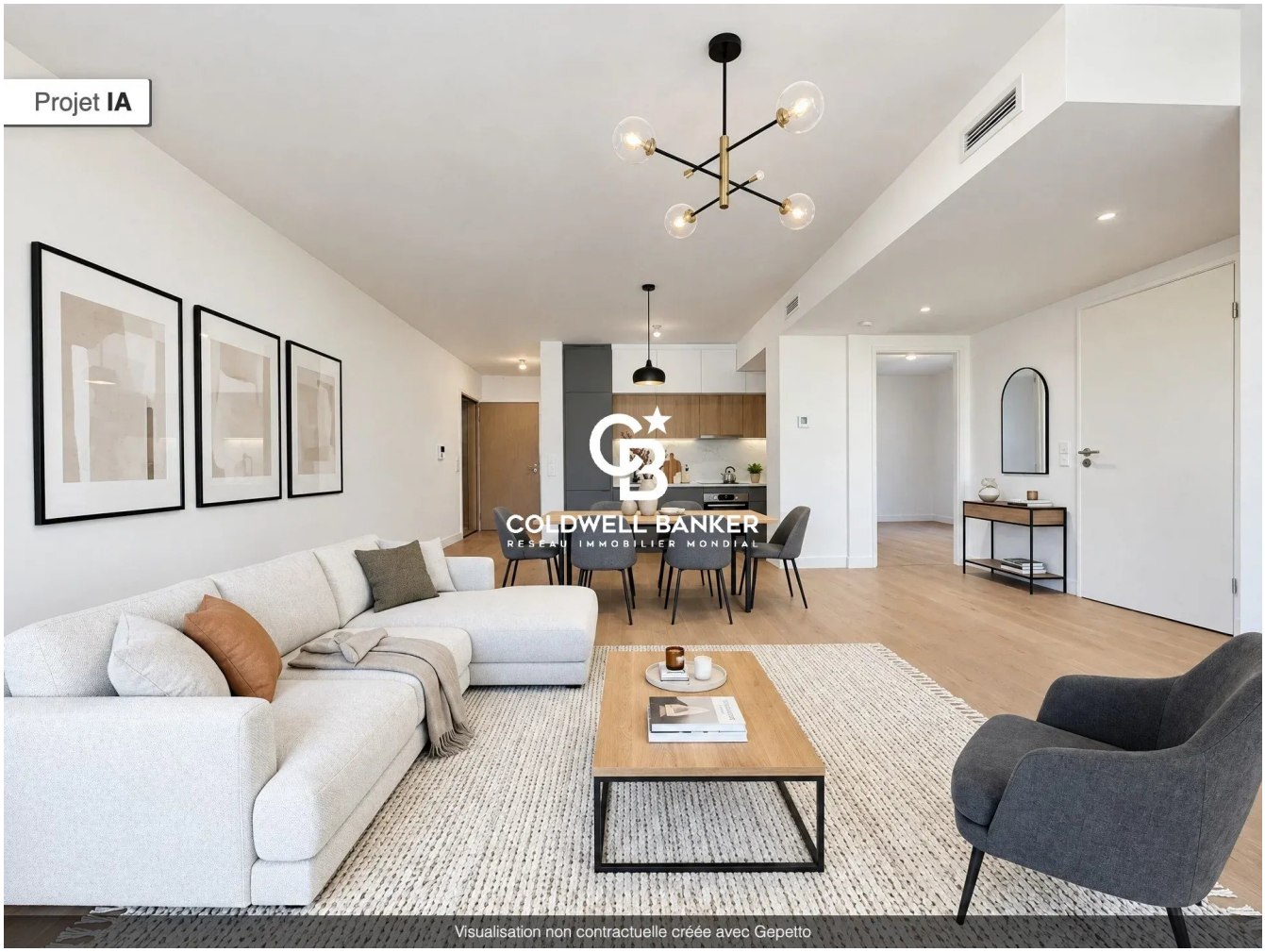
COLDWELL BANKER
EUROPA REALTY

Apartment Andernos-les-Bains 75 m²



SALE PRICE : 530 000 €

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 this T3 garden-level apartment, located in a sought-after area of Andernos-les-Bains, close to the Arcachon Bay.

A few minutes on foot or by bike from the beach and the Bétey marina, it benefits from a privileged location, close to shops, the market halls, restaurants, schools, the cinema and town center services. The area allows you to fully enjoy getting around on foot or by bike and the lively life of Andernos-les-Bains.

Located in an intimate residence of only 12 units, with architecture inspired by the Arcachon style and landscaped grounds, this apartment offers 75.20 m² of living space.

It comprises an entrance, a living room with open kitchen of 35.60 m², two bedrooms, a shower room, a separate WC, a hallway and a utility room.

The living area opens onto a 9 m² terrace extended by a private garden of 51 m², offering a pleasant outdoor space.

Planned features include:

Individual heating by air-to-air heat pump with ducted system.
Thermodynamic water heater.
Aluminum frames with insulating double glazing.
Electric roller shutters with radio control.
Engineered wood flooring in the living areas and bedrooms.
Porcelain stoneware tiles in the service rooms and ceramic wall tiles in the shower room.
Walk-in shower according to the sales plan, vanity unit with mirror and lighting.
Wall-hung WC and fitted cupboards.
Video intercom and secure access.
Unfitted kitchen.

The residence also benefits from a lift, a motorized gate, a bicycle storage room and landscaped green spaces. The development complies with the RE2020 environmental regulations.

Two private parking spaces complete this property.

With its outdoor spaces, contemporary features and proximity to the Basin, this apartment is suitable both as a main residence and as a second home.

DPE: RE2020
GES: RE2020

Price: €530,000 agency fees included, payable by the seller.

Property subject to co-ownership status.

For any information or to arrange a viewing, 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:	75.2 m²	Elevator:	Oui
Number of units:	12	Number of rooms:	3 rooms	Number of bedrooms:	2 bedrooms

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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