COLDWELL BANKER
EUROPA REALTY

Apartment Andernos-les-Bains 80 m²



SALE PRICE : 560 000 €

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 presents this 3-room ground-floor apartment with garden, located in a sought-after residential area of Andernos-les-Bains, close to the Bétey harbour, the beach and amenities.

Within an intimate development of 12 units with Arcachon-inspired architecture, this apartment offers 80.75 m² of living space.

It comprises an entrance hall, a laundry room, a hallway, a separate WC, a shower room, two bedrooms and a large living area with an open kitchen of 39 m².

The living room opens onto an 11 m² terrace, ideal for creating an outdoor dining area. This extends onto a private garden of 59 m², offering a lovely space to enjoy good weather and set up a relaxation area.

Technical features and planned fittings:

Individual heating by air-to-air heat pump with ducted distribution.
Domestic hot water produced by a thermodynamic water heater.
Aluminium joinery with insulating double glazing.
Electric roller shutters with radio control.
Engineered wood flooring in the main rooms and bedrooms.
Porcelain stoneware tiling in the service rooms.
Shower room equipped with a shower, a vanity unit, a mirror and lighting.
Wall-hung WC and fitted cupboards.
Kitchen not equipped.

The residence has a lift, a video intercom, a motorised gate, a bicycle storage room and landscaped green spaces. The development complies with the RE2020 environmental regulations.

Two private parking spaces complete the property.

This property is subject to co-ownership rules.

DPE: RE2020
GES: RE2020

Price: €560,000 agency fees included, borne by the seller.

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:	80.75 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 45

Greenhouse gas emissions (GHG) index: A 1

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