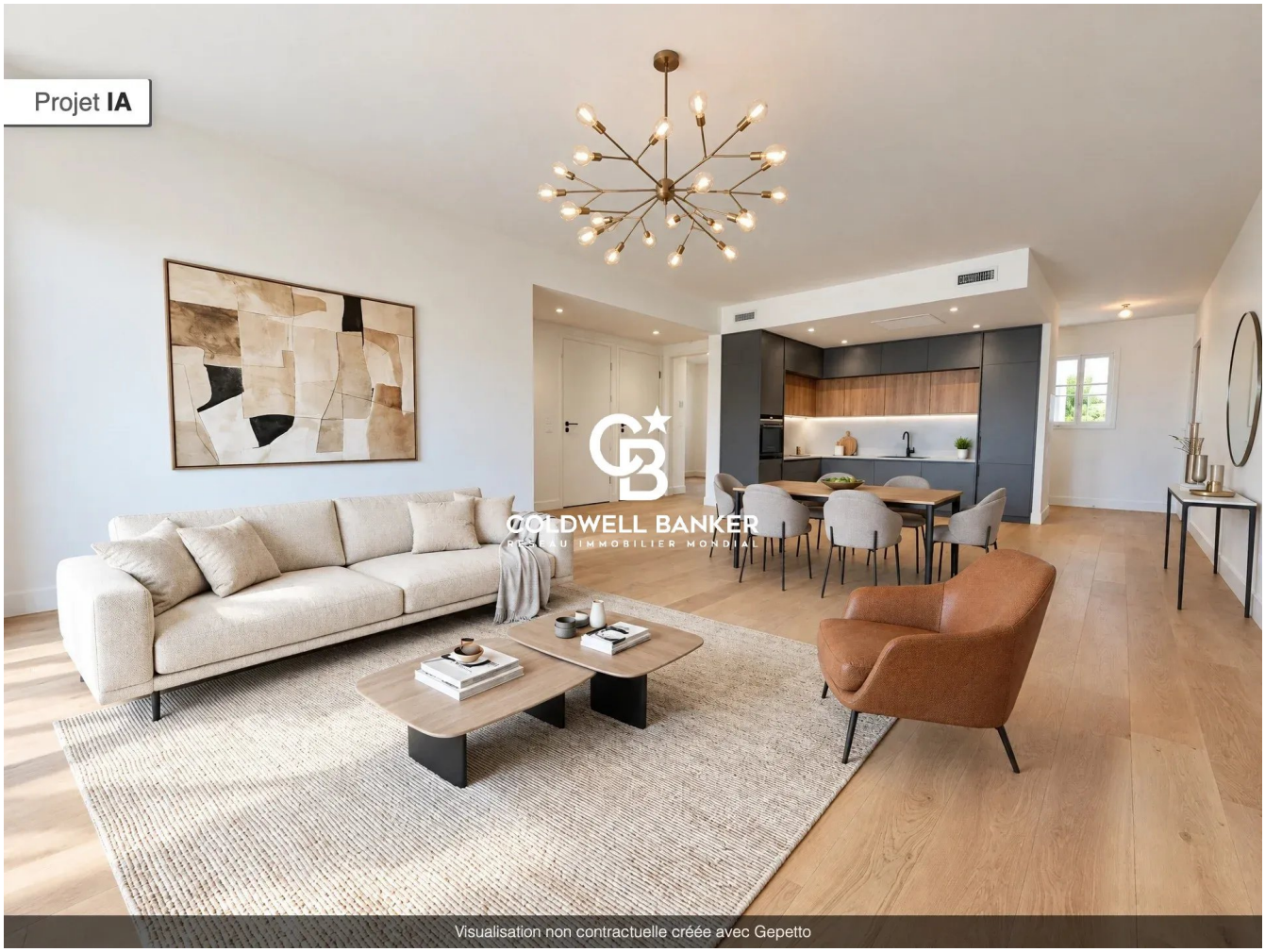
COLDWELL BANKER
EUROPA REALTY

Apartment Andernos-les-Bains 80 m²



SALE PRICE : 550 000 €

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 lovely two-bedroom apartment located in Andernos-les-Bains, close to the Bétey port, the beach and shops.

Within an intimate 12-unit residence with Arcachon-inspired architecture, this apartment provides 80.40 m² of living space and benefits from a functional layout.

It includes an entrance hall, a laundry room, a living area with open kitchen measuring 39.62 m², two bedrooms, a shower room with WC and a hallway.

The living area opens onto a terrace, offering a pleasant outdoor extension to enjoy the fine weather.

Planned technical features:

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

Domestic hot water produced by a heat pump water heater.

Aluminum frames with insulating double glazing.

Electric roller shutters with radio remote control.

Engineered wood flooring in the main rooms and bedrooms.

Porcelain stoneware tiling in the service rooms.

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

Wall-hung toilet and fitted closets.

Kitchen not equipped.

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

Two private parking spaces complete the property.

Property subject to co-ownership status.

DPE: RE2020
GES: RE2020

Price: €550,000 agency fees included, payable 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:	80.4 m²	Elevator:	Oui
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 49

Greenhouse gas emissions (GHG) index: A 1

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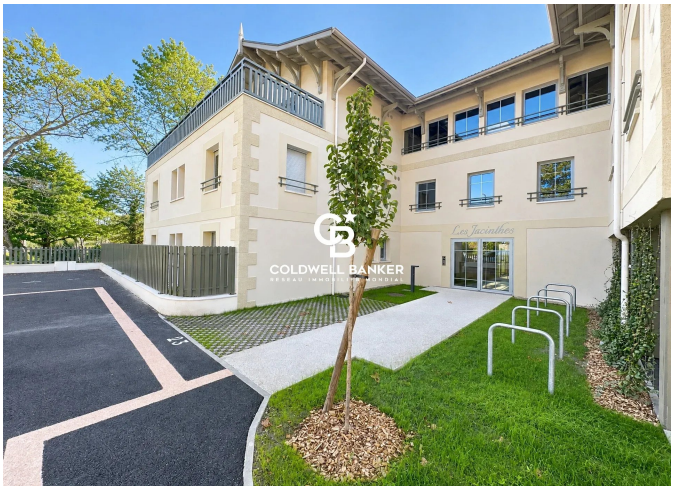












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