COLDWELL BANKER
EUROPA REALTY

Apartment Andernos-les-Bains 103 m²



SALE PRICE : 449 000 €

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, Andernos-les-Bains real estate agency, presents this T4 duplex apartment located in a high-end residence.

This apartment features a total of 3 bedrooms, two bathrooms, and a bright, dual-aspect living area.
A spacious 27 m² terrace faces southwest.

The layout also allows for potential rental income, as the first bedroom is fully independent with its own private entrance, shower room with toilet, and kitchenette.

Ideally located on the Bay side, in the quiet Mauret district, just 300 m from the beach and within walking distance to local amenities.

Check potential property risks at: www.georisques.gouv.fr

Built to RT 2012 energy standards.

Property price: €449,000 agency fees included, payable by the seller.

For more information, contact Jean-François ZORZ.

Find all our listings on IMMOBA.

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FEATURES

Property type:	Apartment	Area:	103.7 m²	Number of units:	15
Number of rooms:	4 rooms	Number of bedrooms:	3 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 67

Greenhouse gas emissions (GHG) index: C 13

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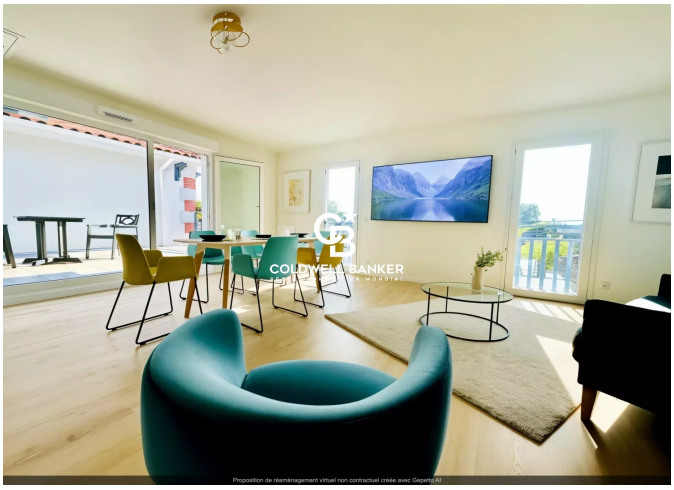

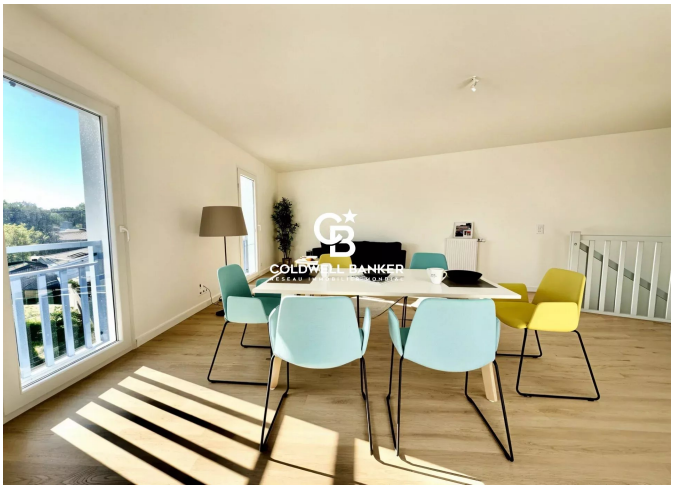

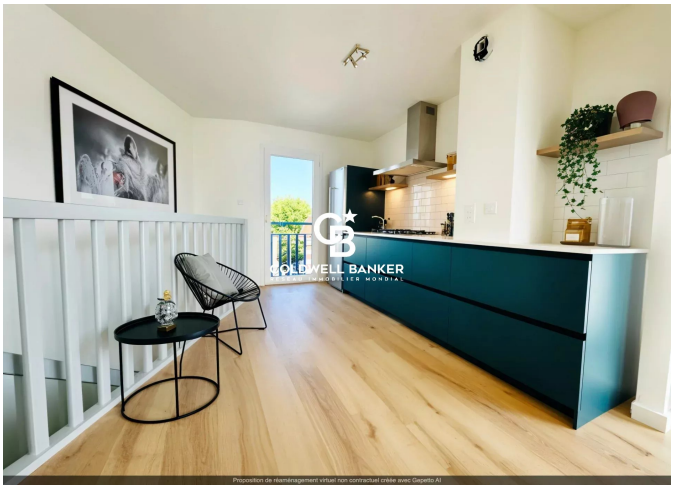







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