COLDWELL BANKER
EUROPA REALTY

Apartment Andernos-les-Bains 109 m²



SALE PRICE : 1 095 000 €

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, the real estate agency in Andernos-les-Bains, is pleased to present this exceptional frontline apartment.

Set in a privileged environment, at the heart of a secure and beautifully landscaped residence featuring a private swimming pool and tennis courts.

Fully renovated with high-quality materials, this 129 sqm duplex apartment enjoys full southern exposure and a magnificent terrace overlooking the Arcachon Bay. Every room has been carefully designed to combine elegance, functionality, and comfort.

From the moment you enter, you are welcomed into a spacious and light-filled living area, bathed in sunshine thanks to large bay windows opening onto the terrace and offering breathtaking views of the Bay. The living room flows seamlessly into a contemporary fully equipped kitchen, ideal for entertaining.

The apartment also features three comfortable bedrooms, a large walk-in dressing room, and an office space perfect for remote working or artistic activities. A home cinema area and a large mezzanine complete this unique property.

In terms of comfort, the apartment benefits from two modern shower rooms, two toilets, reversible air conditioning, numerous built-in storage spaces, and high-end amenities throughout.

A rare asset: a large enclosed garage accommodating two vehicles, with additional dedicated space for a workshop, bicycles, or motorcycles — a true luxury on the Bay.

The residence is quiet and impeccably maintained, offering an idyllic lifestyle just steps from the beaches, shops, marinas, and cycling paths.

Information regarding the risks to which this property is exposed is available on: www.georisques.gouv.fr

Energy rating: C – 176 kWh/sqm/year
GHG emissions: A – 5 kg CO_2/sqm/year
Estimated annual energy costs for the property: between €1,480 and €2,060 per year
Average energy prices indexed for 2021, 2022, and 2023.

The property is offered at €1 095 000, including agency fees of 5% VAT (€52 146,86) payable by the buyer.
Net seller price: €1 042 857,14

Property subject to condominium status
Carrez Law surface area: 109.43 sqm

Average annual service charges: €2,600
No ongoing legal proceedings.

For further information, please contact Jean-François Zorz.

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FEATURES

Property type:	Apartment	Area:	109.0 m²	Property tax:	€1.00
Number of rooms:	5 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): C 176

Greenhouse gas emissions (GHG) index: A 5

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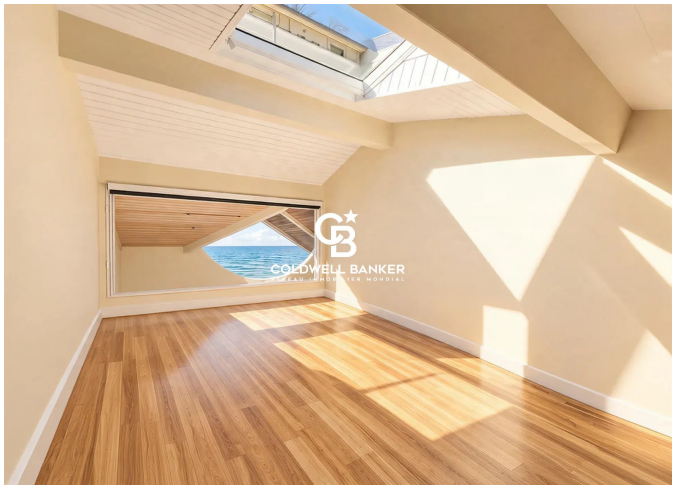





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