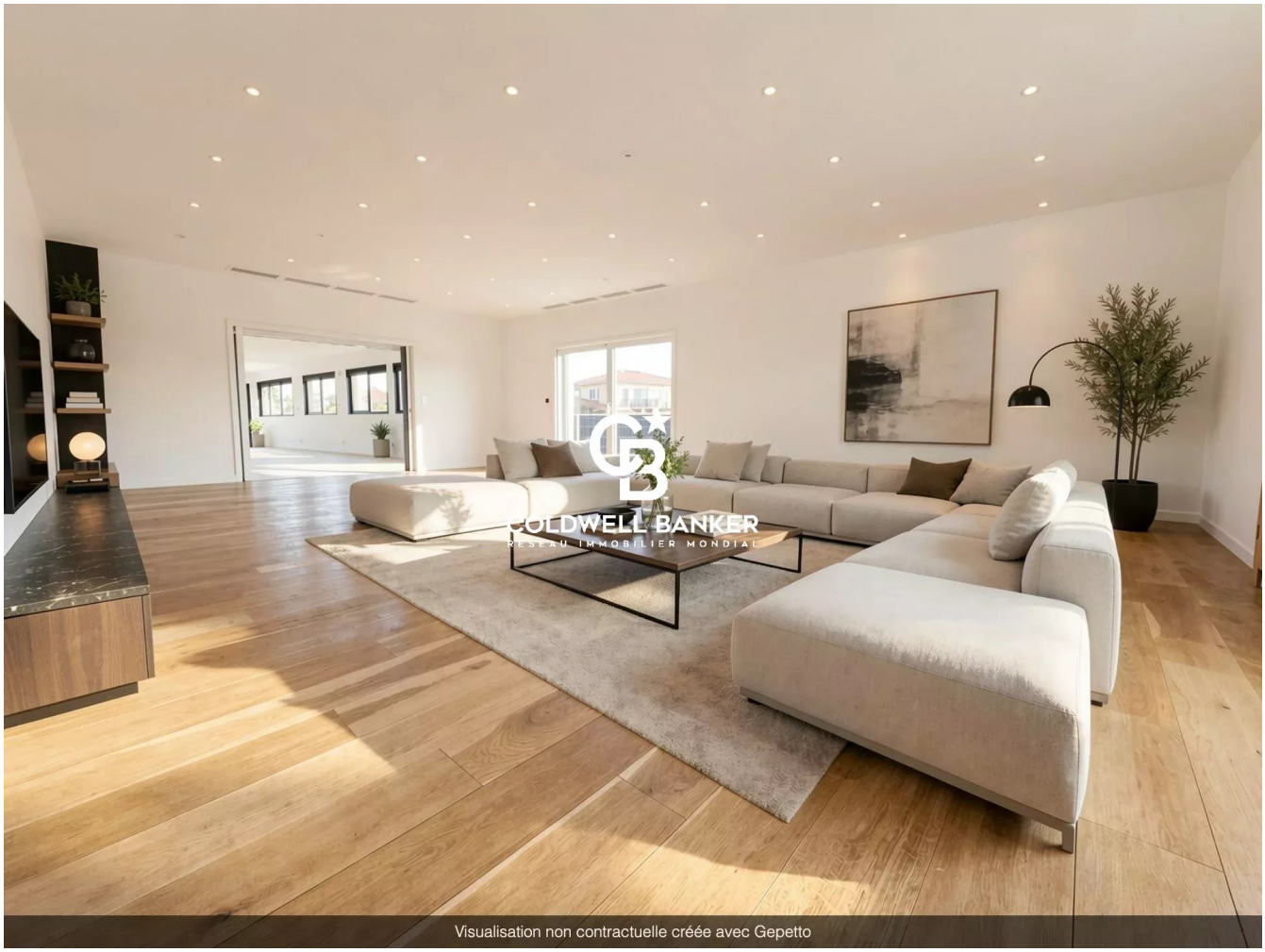
COLDWELL BANKER
EUROPA REALTY

Apartment Andernos-les-Bains 288 m²



SALE PRICE : 1 299 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

182 boulevard de la République
France, 33510, Andernos-les-Bains

PHONE : +33556269214
immoba@coldwellbanker.fr

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DESCRIPTION

oldwell Banker Immoba Realty presents a rare property in the heart of Andernos-les-Bains, offering approximately 288 sqm of living space and prestigious features.

Upon entering, a spacious private entrance hall leads to an individual lift, providing direct access to the apartment and its rooftop terrace. This rare feature ensures exceptional comfort and convenience.

The impressive reception area, measuring approximately 130 sqm and featuring an open-plan kitchen, boasts generous volumes and abundant natural light. It opens onto a private terrace, creating a seamless connection between indoor and outdoor living spaces.

The sleeping area comprises three bedrooms, including an elegant p

On the upper level, the private rooftop terrace with panoramic views over the rooftops of Andernos and Arcachon Bay provides an exceptional outdoor retreat.

Two private parking spaces within a secure, enclosed courtyard complete this exclusive property.

Technical Features

Living area: approximately 288 sqm

Reception area: approximately 130 sqm

3 bedrooms, with the possibility of creating a fourth

2 shower rooms and several separate toilets

Private lift serving the apartment and rooftop

Private terrace and panoramic rooftop

2 private parking spaces

Condominium comprising 12 units, with no ongoing legal proceedings

Estimated annual service charges: €1,000

Energy rating (DPE): C (122 kWh/sqm/year)

Greenhouse gas emissions rating: A (3 kg CO_2/sqm/year)

Estimated annual energy costs: between €2,110 and €2,900, based on 2021 energy prices.

Information regarding potential risks affecting the property is available on the Géorisques website.

Asking Price: €1,299,000 (Agency Fees Included)

Agency fees: €50,000 including VAT (4%), payable by the buyer.

Net seller price: €1,249,000.

For further information or to arrange a private viewing, please contact Jean-François ZORZ.

Discover our full portfolio of properties at IMMOBA.

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FEATURES

Property type:	Apartment	Area:	288.0 m²	Elevator:	Oui
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 122

Greenhouse gas emissions (GHG) index: A 3

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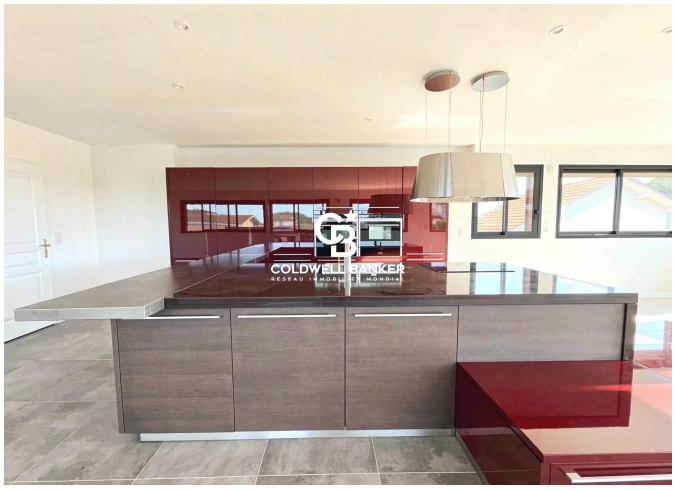
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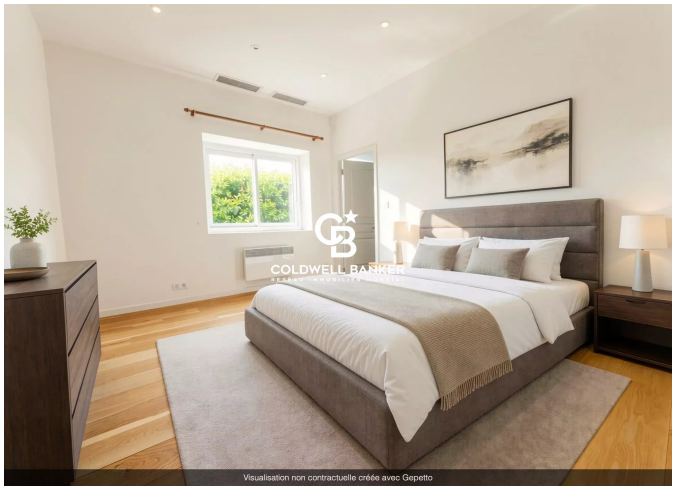












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