COLDWELL BANKER
EUROPA REALTY

Apartment Andernos-les-Bains 94 m²



SALE PRICE : 945 000 €

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 superb top-floor apartment located just steps from the vibrant town center and the beach, in an intimate residence with a private elevator.

You'll be charmed by the spacious, light-filled living area opening onto a stunning 42 m² terrace with no overlooking neighbors, offering a lovely glimpse of the basin and the port.
The fully equipped kitchen is seamlessly integrated into the living space, ensuring a warm and sociable atmosphere.

Night area:

One master suite with private shower room

A second bedroom with built-in closets

An independent shower room

Separate WC

Upstairs: a large mezzanine that can be used as a third bedroom, office, or relaxation area depending on your needs

Two parking spaces and a garage complete this rare property.

Highlights:
Top floor – Private elevator – Unoverlooked terrace – Basin view – Garage – Prime location

Risk information for this property is available at: www.georisques.gouv.fr

Energy ratings:
DPE D (216 kWh/m²/year)
GES B (6 kgCO²/m²/year)
Estimated annual energy costs: between ... € and ... €
Average energy prices indexed to 2021, 2022, 2023 (including subscriptions)

Property price: €997,500 including agency fees
Agency fees: 5% incl. VAT (€47,500) paid by the buyer
Net seller price: €950,000

Property subject to condominium regulations

Carrez surface: 94.69 m²
Total surface (including mezzanine): 117 m²
Average annual charges: €2,500
No ongoing legal proceedings

For more information, please contact Jean-François Zorz

Find all our listings on IMMOBA.

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FEATURES

Property type:	Apartment	Area:	94.69 m²	Elevator:	Oui
Property tax:	€1.00	Number of rooms:	4 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): D 178

Greenhouse gas emissions (GHG) index: B 6

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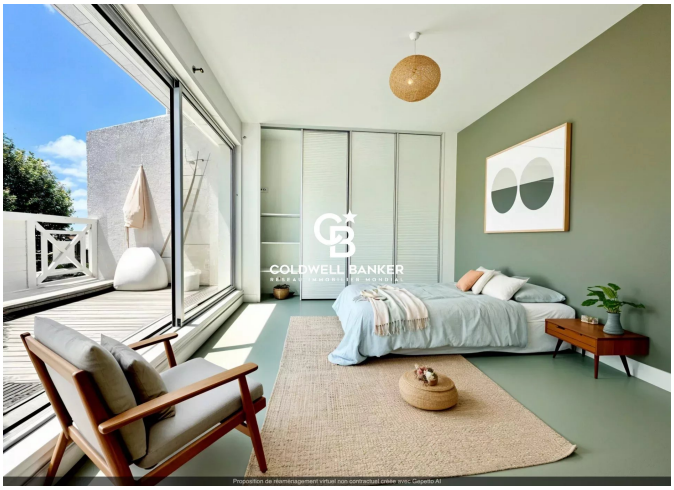



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