

Appartement Andernos-les-Bains 103 m<sup>2</sup>

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PRIX DE VENTE : 499 000 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

## 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 m<sup>2</sup> 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.

Additional features include a storage room and two underground parking spaces.

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](http://www.georisques.gouv.fr)

Built to RT 2012 energy standards.

Property price: €499,000 agency fees included, payable by the seller.

For more information, contact Jean-François ZORZ.

Find all our listings on IMMOBA.

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	103.7 m <sup>2</sup>	Nombre de lots :	15
NB de pièces :	4 rooms	NB de chambres :	3 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

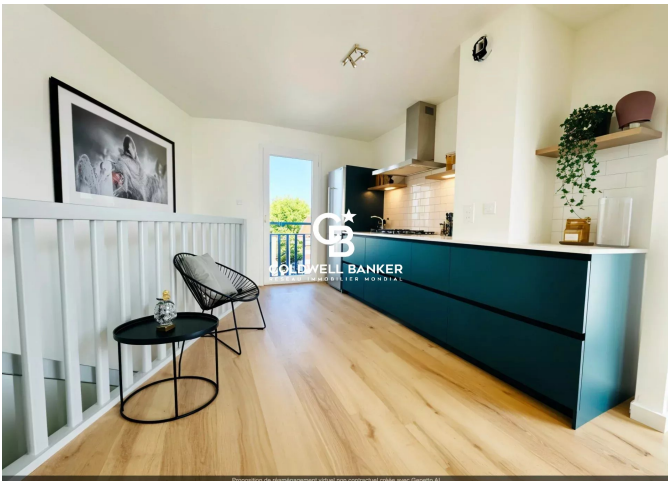
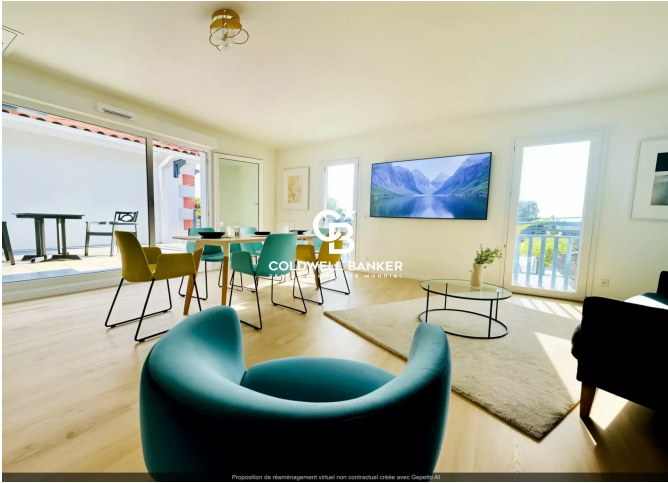
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : Not applicable -1

Indice d'émission de gaz à effet de serre (GES) : Not applicable -1



**COLDWELL BANKER**  
**EUROPA REALTY**



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



TÉL : +3356269214  
immoba@coldwellbanker.fr