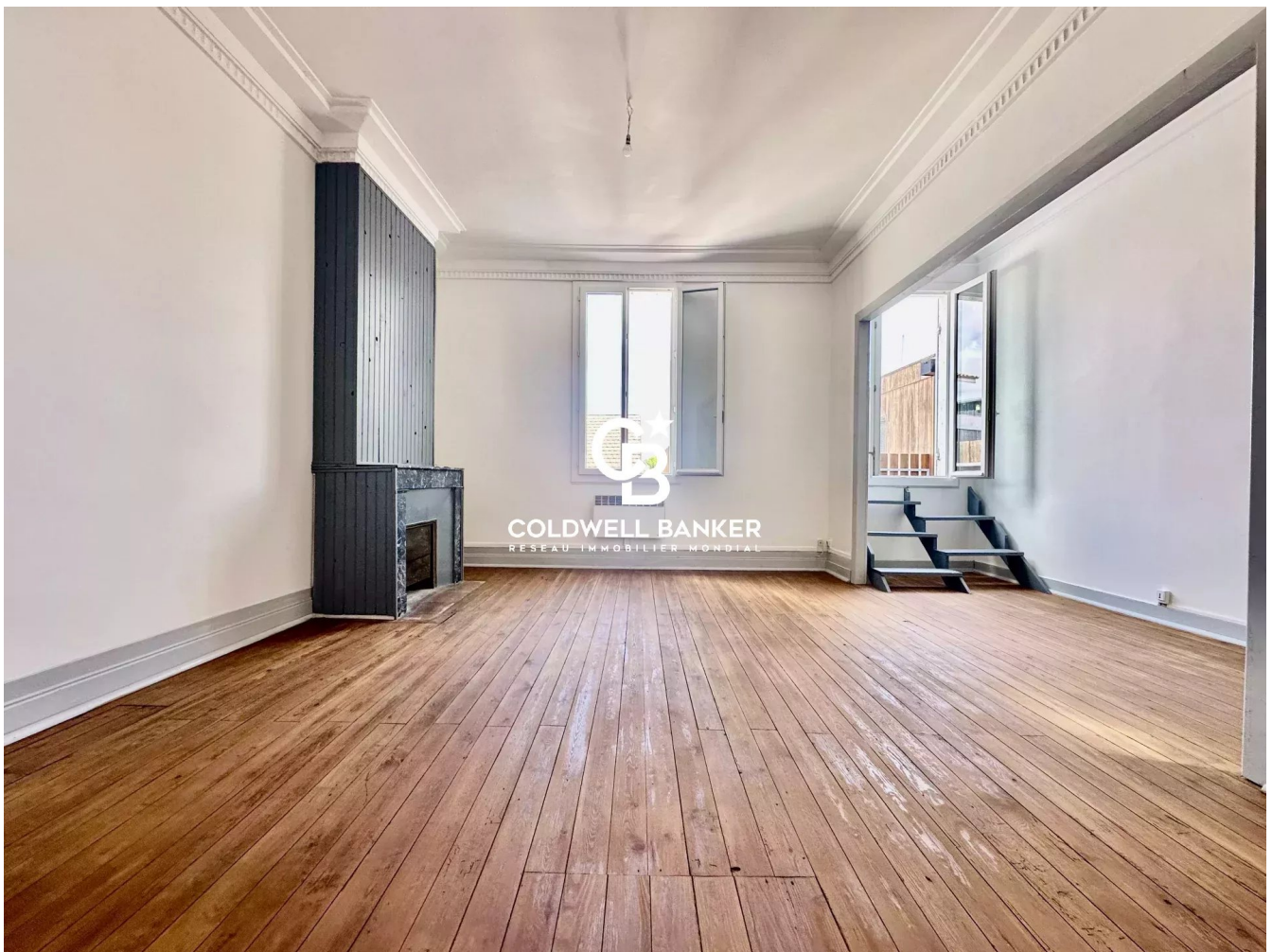


Appartement Andernos-les-Bains 115 m²



PRIX DE VENTE : 420 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty, Andernos-les-Bains real estate agency, presents this beautiful T5 apartment, partially renovated (walls, ceilings, and flooring) and available immediately. You'll just need to install a new kitchen, shower room, and toilets.

Located on the 1st and 2nd floors, the apartment offers 137 m² of total floor space (119 m² under Carrez law), including 4 bedrooms, a shower room, and separate toilets. With the terrace on the 1st floor, you'll also enjoy a pleasant outdoor area.

Overlooking the rooftops of Andernos, this elevated space offers a rare opportunity to live right in the heart of town — a unique setting.

About the co-ownership:

No ongoing legal proceedings

Total of 12 units

Estimated annual service charges: €1,000

Self-managed co-ownership

Energy performance:

DPE: C (122 kWh/m²/year)

GHG: A (3 kg CO²/m²/year)

Estimated annual energy costs: between €2,110 and €2,900
(Energy prices indexed to 2021, including subscriptions)

Check potential risks related to this property at: www.georisques.gouv.fr

Property price: €451,500 agency fees included
Agency fees: €21,500 incl. VAT (5%), payable by the buyer

For more information, contact Jean-François ZORZ

Find all our listings on IMMOBA.

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	115.0 m ²	NB de pièces :	5 rooms
NB de chambres :	4 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

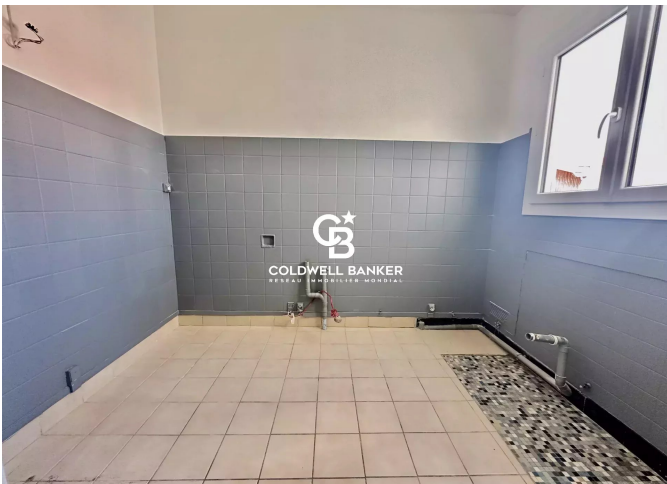
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 122

Indice d'émission de gaz à effet de serre (GES) : A 3



COLDWELL BANKER
EUROPA REALTY



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



TÉL : +33556269214
immoba@coldwellbanker.fr