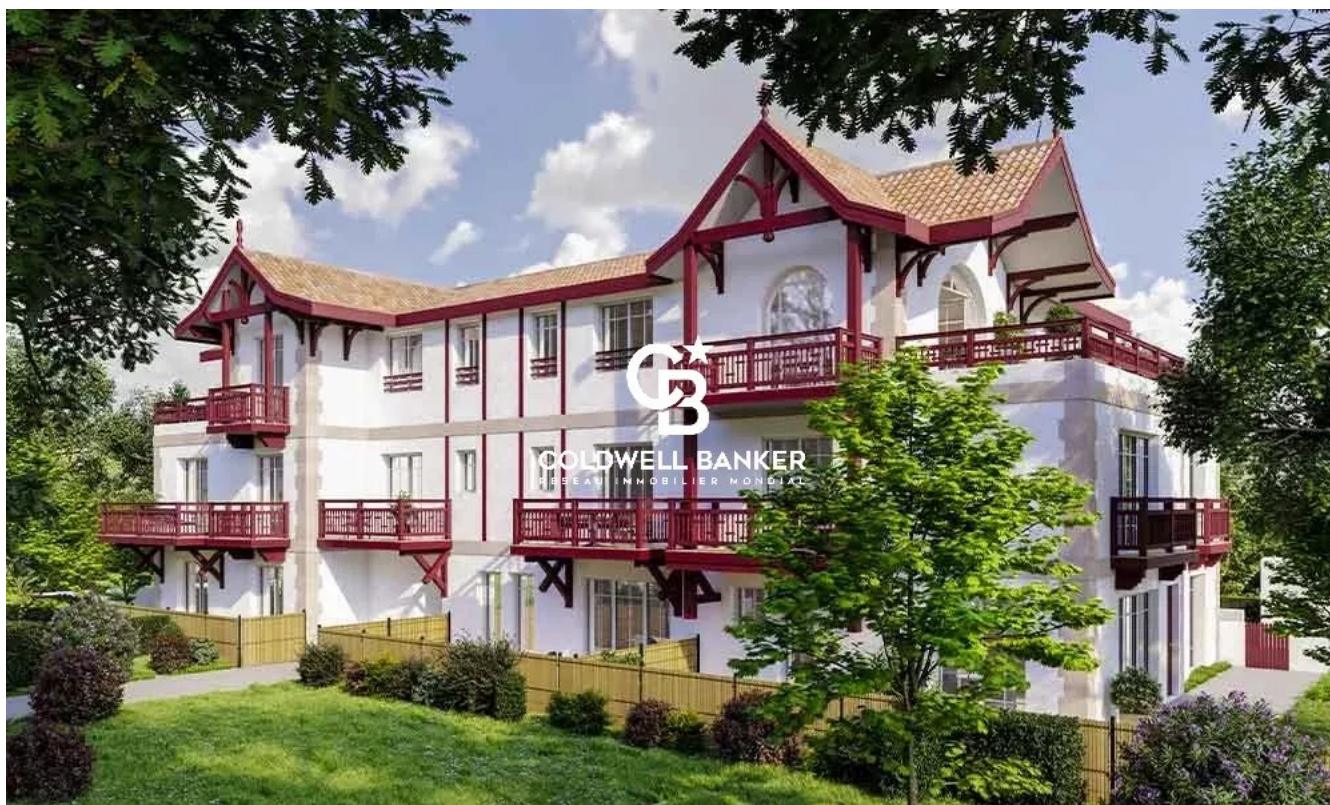


Appartement Andernos-les-Bains 53 m²



PRIX DE VENTE : 430 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR



DESCRIPTION

Coldwell Banker Immoba Realty, Andernos-les-Bains real estate agency, presents a selection of T2 to T4 apartments, available for delivery at the end of 2028.

Surface areas range from 53 m² to 130 m².

Each apartment includes an outdoor space — from an 8 m² balcony to a 43 m² terrace.

Key features:

Private gardens

Elevator

Private parking & bicycle storage

Secured residence access

Small residence of just 10 units

Built to RE 2020 environmental standards

High-quality equipment includes:

Enhanced thermal and acoustic insulation

Air-to-air heat pump

Electric roller shutters

Secured entry with video intercom and A2P-certified locks

Premium flooring

Two secure parking spaces are included with each unit.

Price starting from €430,000 agency fees included, payable by the seller.

Reduced notary fees.

VEFA (off-plan purchase) guarantees:

One-year completion guarantee

Two-year warranty on equipment

Ten-year structural warranty

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

For more information, contact Jean-François ZORZ

Find all our listings on IMMOBA.

CARACTÉRISTIQUES

Type de bien : Appartement Surface : 53.6 m² NB de pièces : 1 room

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

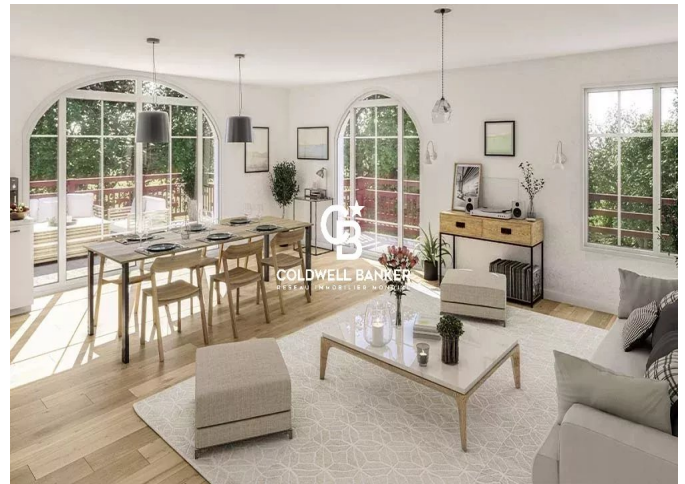
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

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

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



COLDWELL BANKER
EUROPA REALTY



Ecoles 5 MINUTES
Commerces 1 MINUTE
Cinéma 5 MINUTES
Plage & Port 1 MINUTES A PIED
Gare de Bordeaux 55 MINUTES
Aéroport 35 MINUTES

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