

Appartement Andernos-les-Bains 88 m²



PRIX DE VENTE : 590 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR



DESCRIPTION

Coldwell Banker Immoba Realty, real estate agency in Andernos-les-Bains, is pleased to present this apartment, available at the end of 2026.

It offers a 44 m² living room/kitchen opening onto a balcony, 2 bedrooms, a shower room, a separate toilet, a laundry room and an entrance hall.

Two outdoor parking spaces are included.

This two-storey residence benefits from an excellent location near the Bassin and the Bety district.

An intimate development composed of only 12 apartments, from 1 to 3 bedrooms, offering quality features with generous and bright volumes.

If you are looking for another type of apartment within this residence, please feel free to contact us.

Private gardens – Lift – Private parking & bicycle parking – Secured access

All apartments comply with RE 2020 regulations and are equipped with:

enhanced thermal and acoustic insulation

air-to-air heat pump

electric roller shutters

secure entry via videophone and A2P-certified locks

high-quality flooring

Two secured parking spaces complete this property.

The price of the property is €590,000 (agency fees included, payable by the seller). Reduced notary fees.

VEFA guarantees on the delivered property:

Perfect Completion Guarantee (1 year)

Two-Year Guarantee (2 years)

Ten-Year Structural Guarantee (10 years)

Energy performance diagnosis not applicable.

Information on the risks to which this property is exposed is available on www.georisques.gouv.fr

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For more information, please contact Jean-François ZORZ

Discover all our properties on IMMOBA.

If you'd like, I can also prepare a shorter version for portals (SeLoger/BI), an Instagram caption, or an English version tailored to international buyers.

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	88.0 m ²	NB de pièces :	3 rooms
NB de chambres :	2 bedrooms				

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

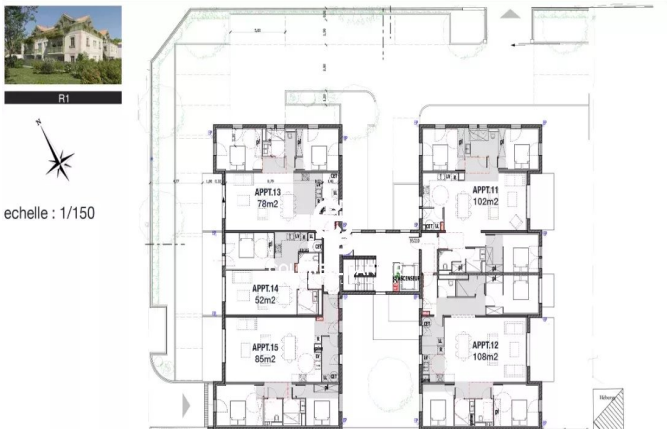
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

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

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



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