COLDWELL BANKER
EUROPA REALTY

House Andernos-les-Bains 115 m²



SALE PRICE : 378 000 €

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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 Office presents this charming town house, ideally located right in the heart of Andernos-les-Bains, just a short walk from local shops, the market, restaurants and the beach.

Occupying the first and second floors of a small condominium building, this property offers 137 sq m of living space, including 119 sq m under the French Carrez Law.

Its layout over two floors, private entrance and outdoor space give it the feel and functionality of a genuine town house, with a layout distinct from that of a conventional apartment.

The first floor comprises the main living area, two bedrooms and access to a terrace, providing a particularly attractive private outdoor space in the town centre.

The upper floor is dedicated to the sleeping quarters, with two additional bedrooms and an open-plan space.

One of the property's main assets is its central location: the beach and town-centre shops are all within walking distance, allowing you to enjoy the local lifestyle without needing to use a car on a daily basis.

This property would be equally suited to buyers looking for a primary residence in the heart of town or to those seeking a family holiday home close to the Bassin d’Arcachon.

Some updating and refurbishment is required.

PROPERTY FEATURES

* Living area: 137 sq m
* Carrez Law area: 119 sq m
* 4 bedrooms
* 1 shower room
* 2 toilets
* Large terrace
* Town centre
* Immediate proximity to the beach and local shops

CO-OWNERSHIP

* Condominium comprising 12 units
* Volunteer / self-managed property management
* Estimated annual service charges: €1,000

* No ongoing legal proceedings

ENERGY PERFORMANCE

Energy Performance Certificate (DPE): D – 226 kWh/sq m/year
Greenhouse Gas Emissions (GES): C – 14 kg CO_2/sq m/year
Estimated annual energy costs for standard use: between €2,110 and €2,900
Average energy prices indexed to 2021, including subscriptions

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

PRICE

€378,000 including agency fees (HAI)

Agency fees: €18,000 incl. VAT, representing 5%, payable by the purchaser.

Net seller price: €360,000

For further information or to arrange a viewing, please contact **Jean-François ZORZ**.

Coldwell Banker Immoba Realty – Andernos-les-Bains

Discover all our properties on **IMMOBA**.

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FEATURES

Property type:	House	Area:	115.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 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 226

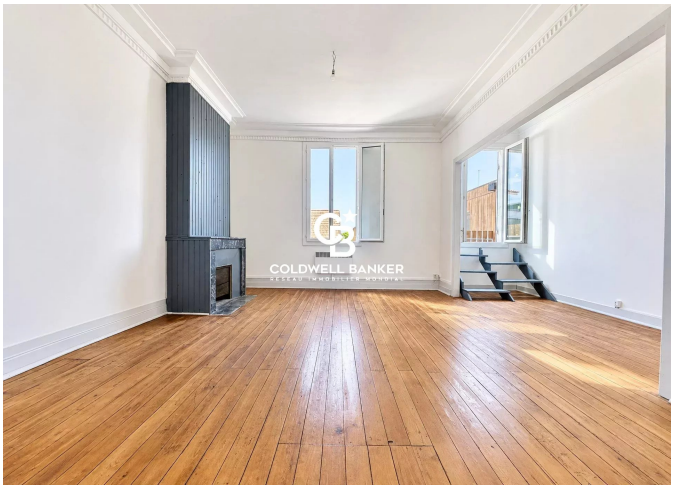
Greenhouse gas emissions (GHG) index: C 14

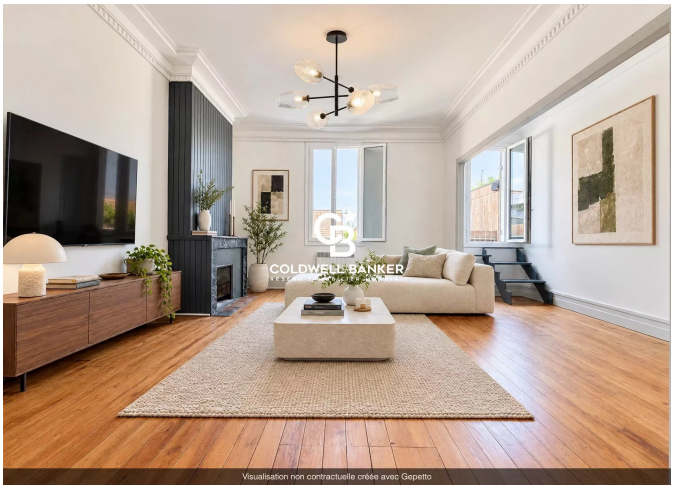
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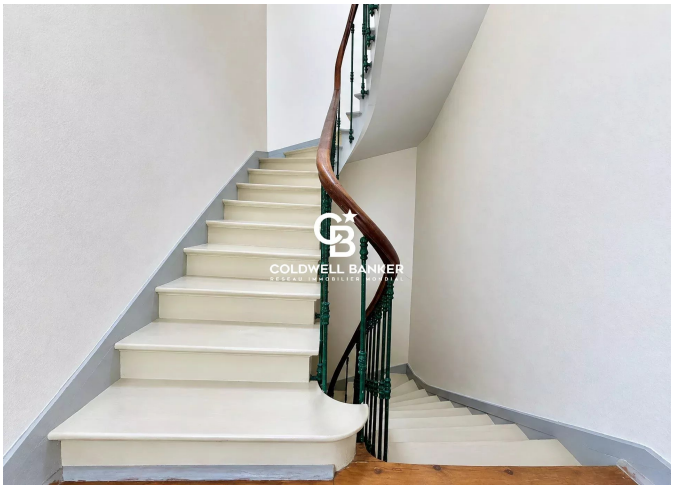
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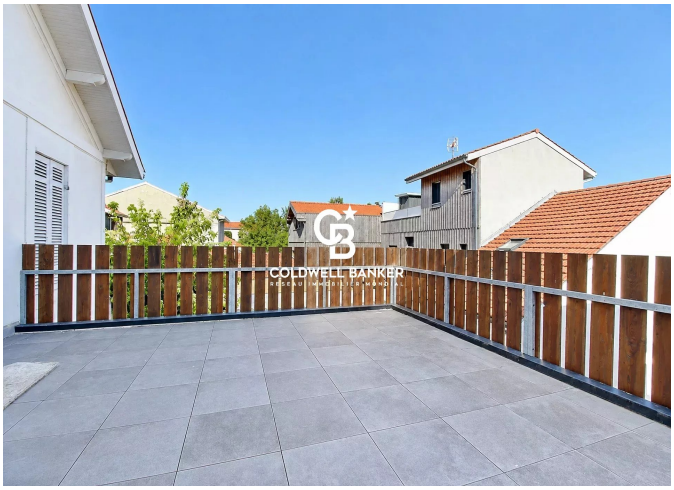












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