COLDWELL BANKER
EUROPA REALTY

House Andernos-les-Bains 114 m²



SALE PRICE : 418 950 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33556269214
immoba@coldwellbanker.fr

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DESCRIPTION

A 755 sqm plot with excellent landscaping potential

Set on a fully enclosed 755 sqm plot with a south-facing aspect, the property benefits from a garden offering numerous landscaping possibilities, including the potential to install a swimming pool.

The roof and façade are in excellent condition, and the house is largely built over a crawl space.

A property with great potential in a desirable setting

Whether you are looking for a family home to renovate and personalise, a property offering independent accommodation for family or friends, or an investment with rental potential, this property provides an excellent starting point for bringing your plans to life.

Its peaceful location, generous plot and flexible layout, with two distinct living areas, make it an appealing opportunity for buyers wishing to create a home tailored to their own vision.

For further information or to arrange a viewing, please contact Christine HAUER, registered with the French Trade and Companies Register (RSAC) under number 494 327 679.

Additional information

Energy Performance Certificate (DPE): D (249 kWh/sqm/year)

Greenhouse Gas Emissions (GES): B (7 kg CO_2/sqm/year)

Estimated annual energy costs: between €1,720 and €2,390, based on energy prices in 2021.

Asking price: €418,950, including agency fees payable by the buyer.

Agency fees: €18,950, equivalent to 5% of the net seller price.

Net seller price: €399,000.

Please consult the property's risk assessment information on the French government's Géorisques website.

Discover all our properties on IMMOBA.

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FEATURES

Property type:	House	Area:	114.0 m²	Property tax:	€1.00
Number of rooms:	5 rooms	Number of bedrooms:	2 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 206

Greenhouse gas emissions (GHG) index: B 7

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