COLDWELL BANKER
EUROPA REALTY

House Andernos-les-Bains 137 m²



SALE PRICE : 1 186 500 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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 presents this elegant contemporary house of approximately 136 sq m, ideally located just 100 metres from the Bassin, in a peaceful and private setting.

This property stands out for the quality of its features, its abundant natural light and its beautifully landscaped outdoor spaces.

The house is centred around a bright, air-conditioned living area, enhanced by a wood-burning stove, creating a warm and comfortable atmosphere. The kitchen opens directly onto the outdoor area, naturally extending towards the terraces and swimming pool and creating a seamless flow between the indoor and outdoor spaces.

The ground floor comprises **two bedrooms and a shower room**, offering a particularly comfortable layout for everyday living.

Upstairs, two further bedrooms, a shower room and a **dedicated home office area** complete the sleeping quarters. A large panoramic terrace overlooking the Bassin extends this level and provides an exceptional setting in which to enjoy the surrounding environment.

Outside, the **414 sq m landscaped and private grounds** have been designed to preserve peace and privacy while offering several areas for relaxation. Several terraces surround the house and the swimming pool, which is fitted with an **automatic safety cover**.

A garden shed completes the property.

A particularly appealing property thanks to its **immediate proximity to the Bassin and its panoramic terrace**, its contemporary architecture and the quality of its features.

A peaceful haven to discover without delay.

Energy Performance Certificate (DPE): B (108 kWh/sq m/year)
Greenhouse Gas Emissions (GES): A (3 kg CO_2/sq m/year)
Estimated annual energy costs: between €1,170 and €1,650.

Price: €1,186,500
Including **5% VAT-inclusive agency fees**, amounting to €56,500, payable by the buyer.
Net seller price: €1,130,000

To discover this beautiful property and arrange a viewing, please contact **Christine HAUER, RSAC No. 494 327 679 – Professional Indemnity Insurance No. 25032648**.

Information regarding the risks to which this property is exposed is available at: **www.géorisques.gouv**

Coldwell Banker Immoba Realty – Andernos-les-Bains
Discover all our properties on **IMMOBA**.

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FEATURES

Property type:	House	Area:	137.0 m²	Property tax:	€2.00
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): B 108

Greenhouse gas emissions (GHG) index: A 3

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