COLDWELL BANKER
EUROPA REALTY

House Andernos-les-Bains 159 m²



SALE PRICE : 1 199 500 €

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 is pleased to present this exceptional opportunity in the highly sought-after Betey district:

a stunning newly built architect-designed villa enjoying a prime location just a few steps from the Bay, in a preserved setting offering complete privacy and absolute tranquility.

From the moment you enter, the generous volumes immediately impress. Filled with natural light, the living space features an elegant cathedral-ceiling lounge, a welcoming dining area, and an open-plan kitchen designed for everyday comfort. A utility/laundry room completes this functional space.

The living areas open seamlessly onto a beautiful covered terrace and carefully landscaped outdoor spaces, where you will enjoy a heated tiled swimming pool — a true invitation to relax in complete privacy.

The sleeping area has been thoughtfully designed, offering a ground-floor master suite with its own shower room and dressing room, while the upper floor features three additional bedrooms sharing a bathroom.

The villa also stands out for its high-quality finishes and materials: carefully selected features including Porcelanosa flooring, refined and understated décor, and architecture inspired by the distinctive “Bassin” lifestyle with elegant, carefully crafted lines.

Built on an approximately 560 sqm plot, the property also includes a garage.

Its greatest privilege: enjoying a peaceful setting with no overlooking neighbours, while being able to reach the Bay within just a few minutes on foot for a swim or an evening stroll at sunset.

Newly built home compliant with RT 2020 regulations and benefiting from structural warranties, including the ten-year guarantee and building damage insurance.

Energy Performance Rating: A (30 kWh/sqm/year)
Greenhouse Gas Emissions: A (1 kg CO_2/sqm/year)

Estimated annual energy costs: between €450 and €650 (reference years 2021/2022/2023, subscription included).

Information regarding potential risks affecting this property is available on the Géorisques website.

Sale price: €1,199,500 including agency fees.
Agency fees of 4.3 % (€49,500 incl. VAT) payable by the purchaser.
Net seller price: €1,150,000.

For further information, please contact Christine HAUER – RSAC No. 494 327 679 – Professional Liability Insurance No. 25032648.

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FEATURES

Property type:	House	Area:	159.0 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): A 30

Greenhouse gas emissions (GHG) index: A 1

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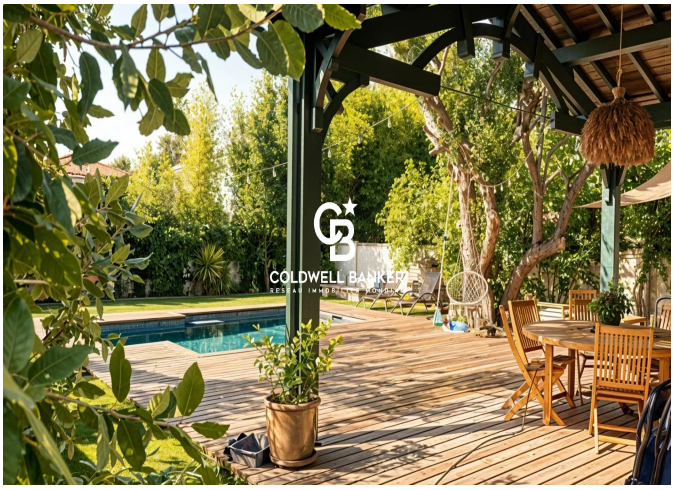





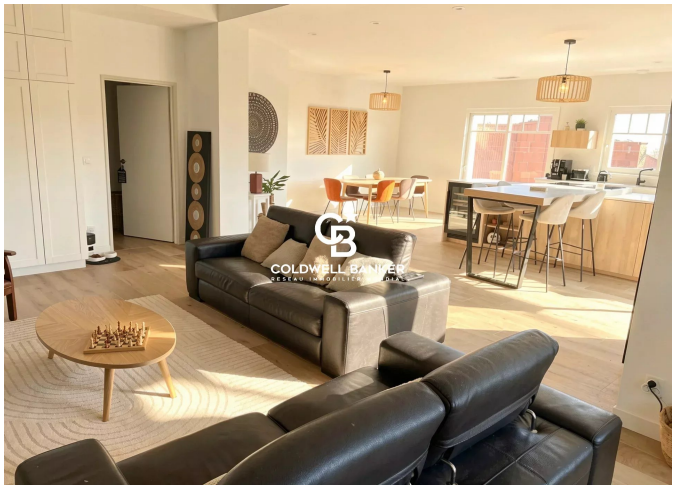



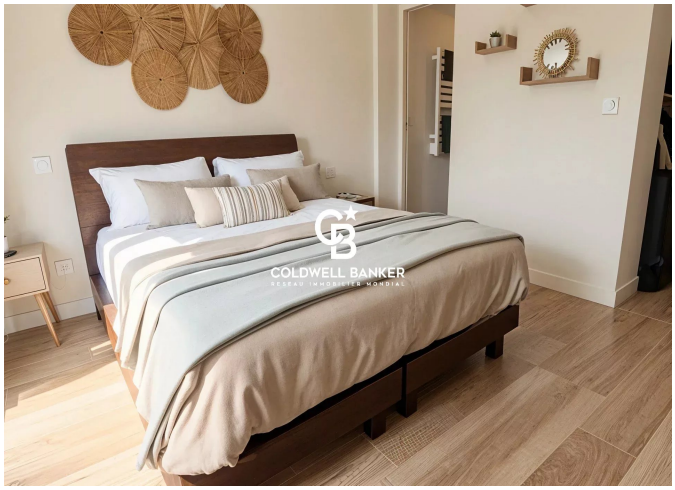

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