COLDWELL BANKER
EUROPA REALTY

House Andernos-les-Bains 195 m²



SALE PRICE : 679 250 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33556269214
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Coldwell Banker Immoba Realty – Andernos-les-Bains presents this spacious family home offering approximately 195 sqm of living space, set on a generous 1,208 sqm plot, ideally located close to the cycle paths providing easy access to the various neighbourhoods and amenities of Andernos.

The property stands out for its generous proportions, excellent accommodation capacity and highly adaptable layout, offering a wealth of possibilities for family life or a more bespoke project.

The house features a beautifully bright living room, enhanced by a fireplace that brings warmth and character to this generous space.

The separate, fully equipped kitchen includes its own dining area and opens onto the garden and swimming pool, creating a natural connection between the indoor and outdoor spaces. A covered terrace** extends the living areas and provides an ideal setting for enjoying the outdoors throughout the warmer months.

The property currently comprises five bedrooms and an office, including a beautiful master suite, as well as two bedrooms with mezzanines, particularly well suited to children or teenagers. One of these bedrooms also benefits from its own independent exterior access, providing considerable flexibility in how the spaces can be used.

Upstairs, an additional space remains to be converted, with direct access from outside via an independent staircase. It offers the possibility of creating an additional bedroom or a fully independent living space, depending on requirements: a guest bedroom, teenage retreat, home office or even a rental unit.

Outside, the 1,208 sqm grounds feature a swimming pool and generous outdoor areas offering plenty of scope for landscaping and enjoying an outdoor lifestyle.

The property also includes a garage, solar panels and benefits from an A-rated energy performance certificate (DPE), a particularly valuable asset in terms of energy efficiency.

One of the property's key features is its flexible layout. With some adaptations, it could accommodate two distinct living areas, opening up a variety of possibilities: a main residence with an independent space, accommodation for family or guests, a professional activity or a rental project.

A property to discover for its generous proportions, outdoor spaces and remarkable potential for adaptation.

Energy Performance Certificate (DPE): A – 68 kWh/sqm/year
Greenhouse Gas Emissions (GES): A – 2 kg CO_2/sqm/year

Estimated annual energy costs for standard use: between €916 and €1,240 per year, based on energy prices

from 2021, 2022 and 2023, including subscription.

Information regarding the risks to which this property is exposed is available on the Géorisques website.

Price: €679,250 including agency fees

Agency fees of 4.5% including VAT (€29,250), payable by the purchaser.
Net selling price: €650,000.

To discover this property and arrange a viewing, please contact Christine HAUER – RSAC No. 494 327 679 – RCP No. 25032648.

Discover all our properties on IMMOBA.

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

PHONE : +33556269214
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	195.0 m²	Property tax:	€3.00
Number of rooms:	7 rooms	Number of bedrooms:	5 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 60

Greenhouse gas emissions (GHG) index: A 2

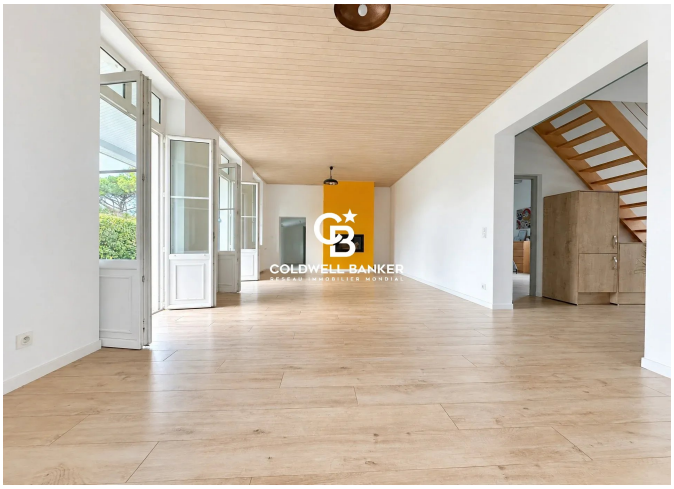
182 boulevard de la République
France, 33510, Andernos-les-Bains

PHONE : +33556269214
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













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

PHONE : +33556269214
immoba@coldwellbanker.fr