COLDWELL BANKER
EUROPA REALTY

House Andernos-les-Bains 204 m²



SALE PRICE : 1 149 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

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immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty – Andernos-les-Bains is delighted to present this beautiful contemporary villa offering 204 sqm of living space and high-end features.

Set in a sought-after residential area within an exclusive development, this recently built contemporary villa stands out for its generous proportions, quality finishes and welcoming atmosphere, designed with comfort and conviviality in mind.

From the moment you enter, the property reveals an exceptional 84 sqm living space, bathed in natural light and enhanced by magnificent oak parquet flooring. With its impressive proportions, this beautifully appointed area flows seamlessly between the lounge, dining area and kitchen, creating an inviting yet sophisticated living environment.

The high-end fitted kitchen, fully equipped with quality appliances, blends harmoniously into the space. An American-style fridge-freezer, wine cellar and carefully selected fittings complete this area, designed for those who appreciate fine dining and entertaining.

The villa offers five bedrooms, including a ground-floor principal suite providing comfort and privacy. The sleeping areas have been designed with the same attention to quality and functionality as the reception rooms.

Outside, the beautifully landscaped 800 sqm garden invites you to make the most of sunny days. The retractable bioclimatic pergola naturally extends the living areas, creating a genuine additional outdoor living space.

The heated 4 x 8 m swimming pool blends perfectly into its surroundings, providing an ideal setting for relaxation and entertaining.

A spacious detached garage, a garden shed and six parking spaces complete the extensive features of this property.

Key Features

* Recently built contemporary villa
* Exclusive residential development
* 84 sqm living area
* Oak parquet flooring
* High-end, fully equipped kitchen
* Five bedrooms, including a ground-floor principal suite
* Retractable bioclimatic pergola
* Heated 4 x 8 m swimming pool

* Beautifully landscaped 800 sqm garden
* Spacious detached garage
* Garden shed
* Six parking spaces
* Quality features and carefully executed finishes

A rare opportunity for discerning buyers seeking a recently built villa with quality finishes, generous entertaining spaces and an exceptional lifestyle.

Energy rating: A (34 kWh/sqm/year)
Greenhouse gas emissions: A (1 kg CO_2/sqm/year)

Estimated annual energy costs for standard use: between €710 and €1,020.

Asking price: €1,149,000, including agency fees.

Agency fees of 5% incl. VAT, amounting to €54,700, are payable by the buyer.

Net seller price: €1,094,300.

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

Coldwell Banker Immoba Realty – Andernos-les-Bains

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FEATURES

Property type:	House	Area:	204.0 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 34

Greenhouse gas emissions (GHG) index: A 1

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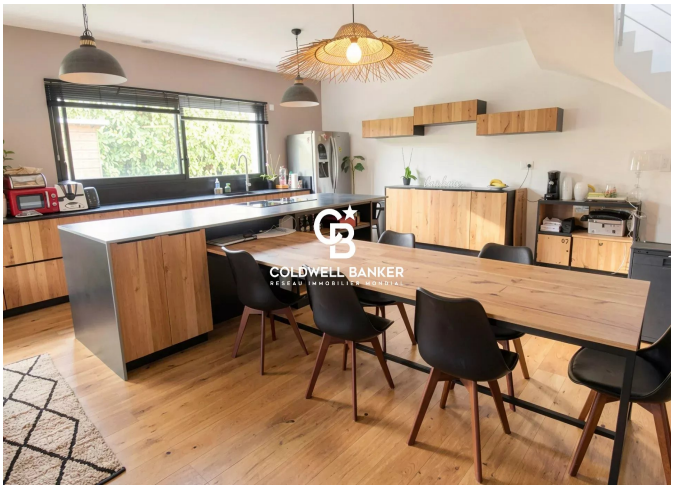







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