COLDWELL BANKER
EUROPA REALTY

House Andernos-les-Bains 60 m²



SALE PRICE : 735 000 €

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, real estate agency in Andernos-les-Bains, is delighted to present this rare opportunity, ideally located just a few steps from the local market and shops, while enjoying a peaceful and highly sought-after setting.

Set on a generous 811 sqm plot, this approximately 60 sqm house requires renovation and offers exciting potential for a bespoke property project in one of the most desirable areas of Andernos-les-Bains.

The house comprises a kitchenette opening onto a living and dining area, two bedrooms, a shower room with WC, and a utility room. It provides an excellent starting point for a project tailored to your needs, whether you choose to renovate the existing property or consider a more ambitious development.

A PLOT WITH MULTIPLE POSSIBILITIES

The property's main asset is its 811 sqm plot, which can be subdivided and is free of builder restrictions, offering attractive development and investment opportunities.

With a stated maximum building footprint of 35%, equivalent to approximately 283 sqm, the plot offers the potential to develop a property over two levels, subject to compliance with the applicable planning regulations.

A building permit has already been granted, providing a valuable advantage when planning your project. This approved scheme can serve as a starting point for your future development and may be adapted to suit your requirements, subject to obtaining any necessary authorisations.

The possibility of enjoying a garden, considering the addition of a swimming pool and creating a property tailored to your vision further enhances the appeal of this opportunity.

A PRIME LOCATION IN THE HEART OF ANDERNOS

Just moments from the local market and shops, this property combines two highly sought-after features: the convenience of town-centre living and the tranquillity of a pleasant setting.

Whether you are looking for a renovation project, a plot on which to build your dream home or an attractive long-term investment opportunity, this property deserves your attention.

Asking price: €735,000, including agency fees

Net seller price: €700,000
Agency fees: €35,000 including VAT, equivalent to 5% of the net seller price, payable by the buyer.

Energy Performance Certificate (DPE) not required.

Information regarding the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr.

For further information, please contact Christine HAUER – French Estate Agent Registration (RSAC) No. 494 327 675 – Professional Liability Insurance No. 25032648.

Discover all our properties on IMMOBA.

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FEATURES

Property type:	House	Area:	60.0 m²	Property tax:	€728.00
Number of rooms:	3 rooms	Number of bedrooms:	2 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): Not applicable -1

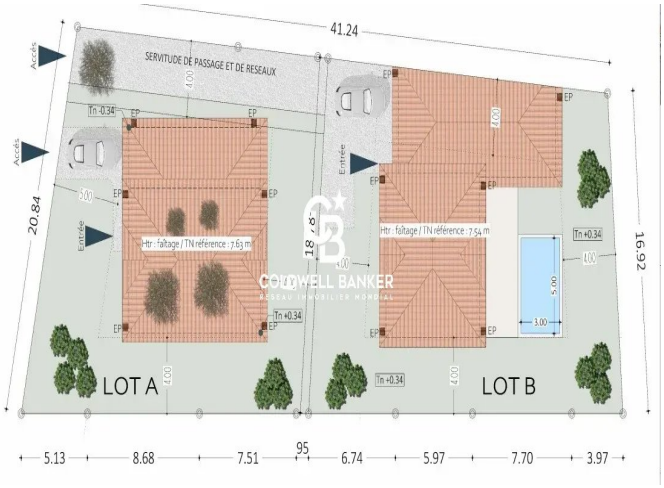
Greenhouse gas emissions (GHG) index: Not applicable -1

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