COLDWELL BANKER
EUROPA REALTY

House Andernos-les-Bains 110 m²



SALE PRICE : 603 750 €

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 elegant villa, designed by an architect and fully renovated by ARCAS in 2007. With four bedrooms and two bathrooms, it offers spacious layouts perfectly suited for family living.
The main living area, filled with natural light thanks to sliding pocket doors, provides a seamless flow between indoor and outdoor spaces. A stunning contemporary fireplace adds warmth and a welcoming atmosphere.
Carefully selected materials such as Bulthaup and Porcelanosa, along with IPE wood finishes and terraces, give the villa character, originality, and exceptional quality.
For thermal comfort, the house features underfloor heating on both levels, reversible air conditioning, and an M Design fireplace.
A 30 m² double garage, adjacent to the neighboring garage, provides ample storage space in this sought-after Bassin area.
The plot allows for the installation of a swimming pool to the north or a small lap pool to the south (less than 10 m²), adding an extra element of relaxation to this already attractive property.
Energy Performance:
EPC (DPE): D (216 kWh/m²/year)
GHG (GES): C (23 kg CO_2/m²/year)
Estimated annual energy costs for standard use (reference year 2023): between X € and Y €
Price: €682,500 including agency fees
Agency fees: €32,500 (5%) payable by the buyer
For more information, contact Christine HAUER RSAC 494 327 679
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:	110.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	3 bedrooms				

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

ENERGY PERFORMANCE DIAGNOSIS

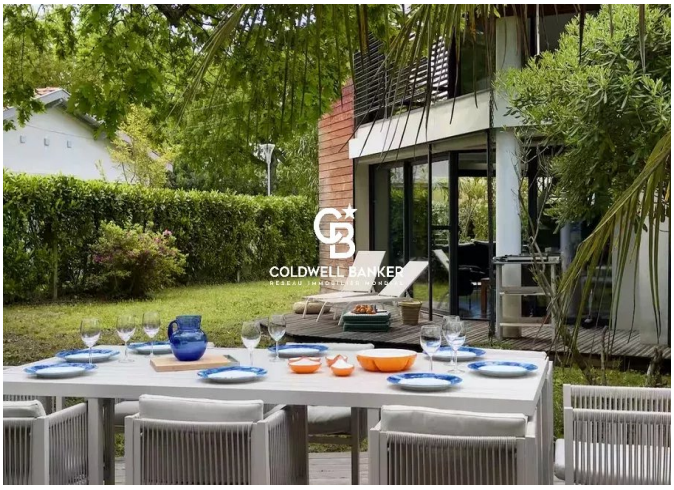
Energy performance diagnosis (EPD): D 216

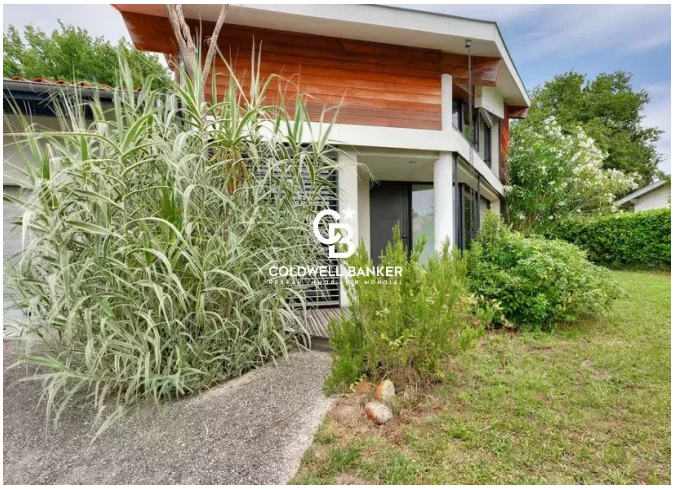
Greenhouse gas emissions (GHG) index: C 23

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

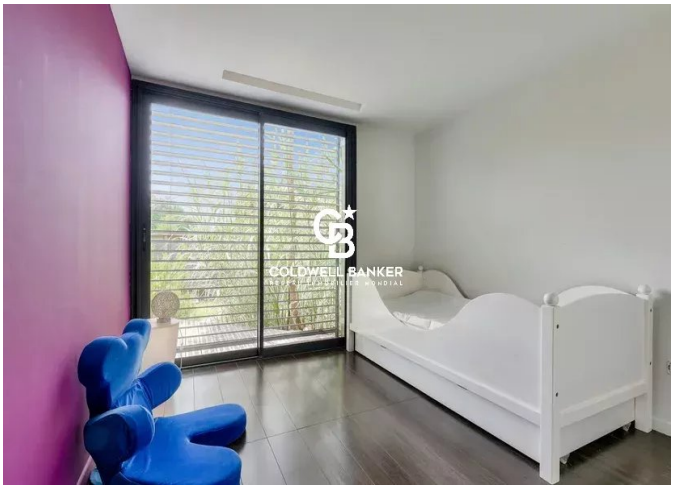
PHONE : +33556269214
immoba@coldwellbanker.fr

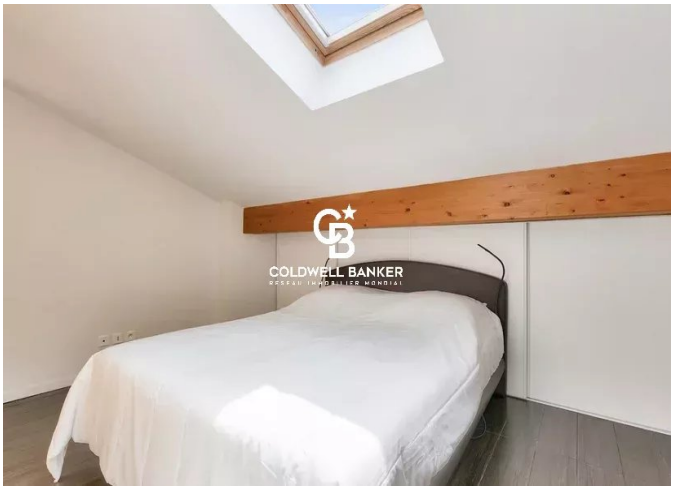
COLDWELL BANKER
EUROPA REALTY













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

PHONE : +33556269214
immoba@coldwellbanker.fr