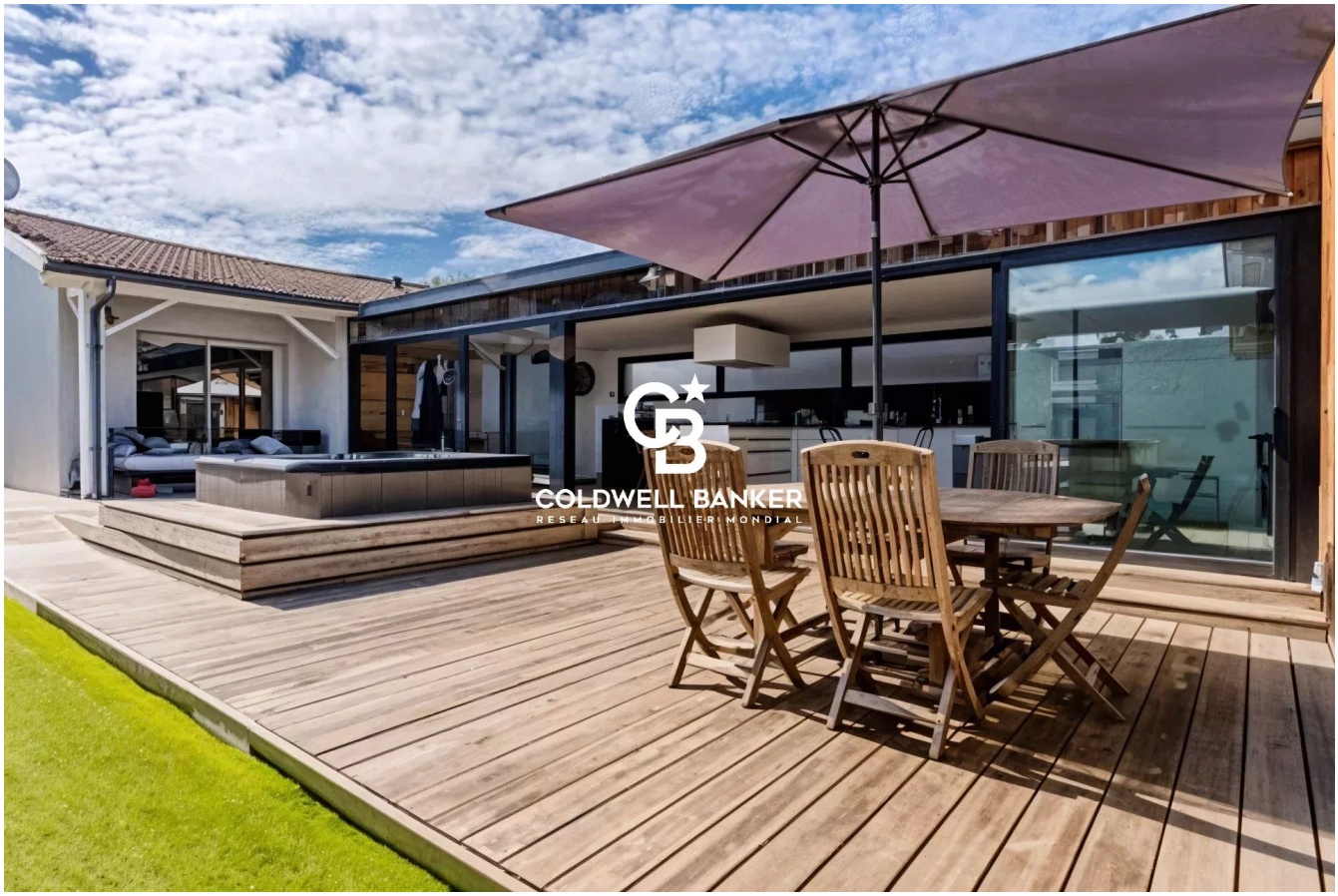
COLDWELL BANKER
EUROPA REALTY

House Andernos-les-Bains 129 m²



SALE PRICE : 657 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

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DESCRIPTION

Coldwell Banker Immoba Realty – Andernos-les-Bains Real Estate Agency presents this charming 1930 property, ideally located in the highly sought-after Mauret district on the Basin side, enhanced by a renovation and extension designed by a local architect.

Designed with light and spaciousness in mind, this property reveals a contemporary living area where the open-plan kitchen and dining space benefit from an impressive 7-metre glass façade, flooding the interiors with natural light throughout the day.

On either side of this central space, the home unfolds harmoniously. A first living room of over 40 sqm impresses with its generous ceiling height, large windows, skylights, and wood-burning stove, creating a warm and elegant atmosphere.

The more private sleeping area features a master suite with its own en-suite shower room, along with two additional bedrooms sharing a second shower room. An open office space and a utility room complete this thoughtfully designed home, created for optimal everyday comfort.

Outside, a beautiful wooden terrace invites relaxation, offering a jacuzzi area as well as an outdoor dining space, perfect for enjoying sunny days.

The quiet setting, immediate proximity to local shops, and quick access to the Basin make this property a rare opportunity in the area.

Energy Performance Rating (DPE): D (213 kWh/sqm/year) – Greenhouse Gas Emissions (GES): D (30 kgCO_2/sqm/year)
Estimated annual energy costs for standard use: between €1,828 and €2,472 per year.

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

Price: €657,000 agency fees included
Agency fees payable by the buyer: €27,000 incl. VAT (4.28%)
Net seller price: €630,000

For further information, please contact Christine HAUER – RSAC No. 494 327 679.

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FEATURES

Property type:	House	Area:	129.53 m²	Property tax:	€1.00
Number of rooms:	4 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 198

Greenhouse gas emissions (GHG) index: D 30

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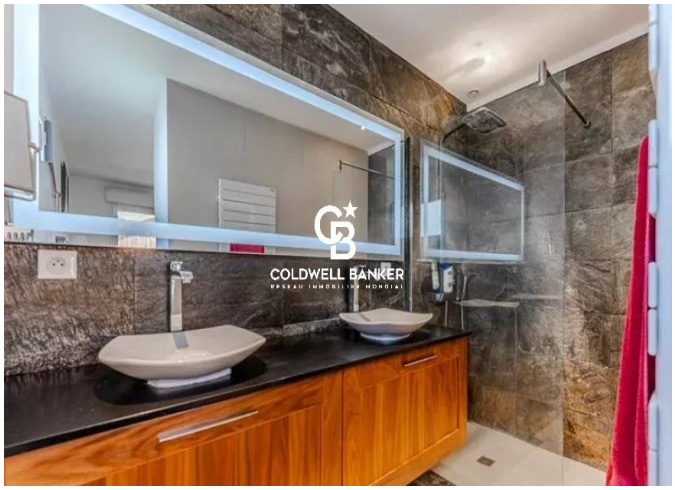

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