COLDWELL BANKER
EUROPA REALTY

House Andernos-les-Bains 135 m²



SALE PRICE : 895 000 €

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, your real estate agency in Andernos-les-Bains, is pleased to present this recently built 136 sqm property, ideally located in a sought-after residential area.

Designed with great care, this property stands out for its harmonious volumes, high-quality materials and refined features, offering a comfortable, contemporary and welcoming living environment.

From the entrance, the layout flows naturally into a bright and spacious living area featuring beautiful solid wood flooring. This space opens onto a fully fitted and equipped open-plan kitchen, enhanced by an elegant quartz central island. A separate utility room provides additional everyday convenience.

The sleeping area comprises three bedrooms and a shower room, including a delightful master suite with dressing room, bathtub and shower. One of the bedrooms also benefits from its own private terrace, offering a more intimate outdoor space.

Outside, several areas provide the perfect setting for enjoying the garden: a large covered main terrace with a wooden structure and awning, together with a second covered terrace. The approximately 750 sqm grounds are fully suitable for a swimming pool, offering the opportunity to create a beautiful private relaxation area.

A separate outbuilding completes the property and offers excellent potential for conversion into an independent studio of approximately 20 sqm. Provision has also been made for the installation of a fireplace and a jacuzzi.

Another major asset of this property is its spacious 37 sqm fully tiled garage, providing comfortable parking as well as generous storage space and further possibilities for use or conversion.

The beautifully landscaped and mature garden benefits from an irrigation system supplied by a drilled well. The aluminium tilt-and-turn windows, fitted with electric roller shutters, further enhance the contemporary character and quality of the property.

A recently built, elegant and meticulously maintained property, offering generous volumes, quality features and excellent potential for further development, in a privileged setting in Andernos-les-Bains.

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

Energy Performance Certificate (DPE): A (50 kWh/sqm/year) – Greenhouse Gas Emissions (GES): A (1 kg CO_2/sqm/year)

Estimated annual energy costs for standard use: between €600 and €860 per year.

Property price: €895,000

Agency fees payable by the purchaser: €30,850 incl. VAT, representing 3.57%.

Net selling price: €864,150

For further information, please contact Christine HAUER, RSAC No. 494 327 679 – RCP No. 25032648.

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FEATURES

Property type:	House	Area:	135.78 m²	Property tax:	€2.00
Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 50

Greenhouse gas emissions (GHG) index: A 1

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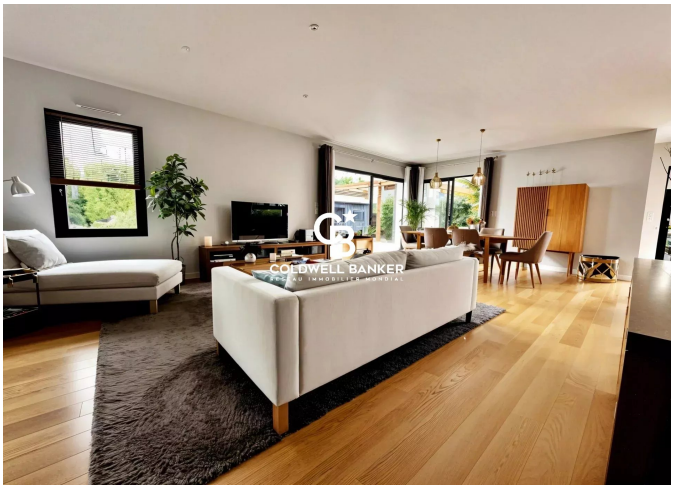

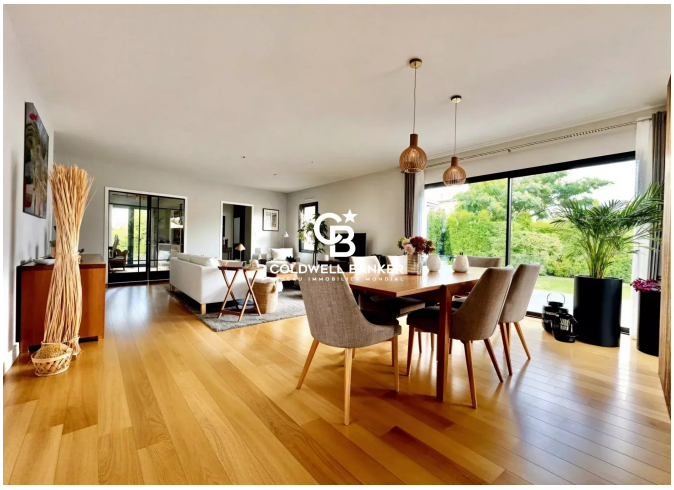





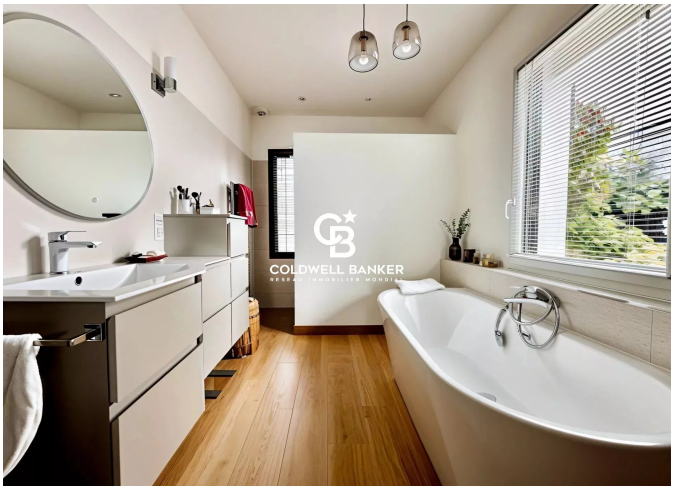



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