COLDWELL BANKER
EUROPA REALTY

House Andernos-les-Bains 157 m²



SALE PRICE : 949 000 €

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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 superb newly built home located in the highly sought-after Mauret neighbourhood, just a few steps from the Arcachon Bay and its beaches.
Discover this beautiful contemporary villa offering approximately 157 m² of living space on a fully landscaped and enclosed 560 m² plot.

Recently completed and still under ten-year warranty, the property stands out for its generous volumes and abundant natural light.

The ground floor features a vast, nearly 70 m² living area extended by an open-plan fitted kitchen, a utility room, a master suite with private shower room, and a separate toilet.

Upstairs, you will find three beautiful bedrooms, including a second suite with its own shower room, an additional shower room, and a separate WC.

Outdoors, the garden has been carefully designed by a landscape architect, offering a variety of plant species, several relaxation areas, two wooden terraces including one covered, a jacuzzi for warm summer evenings, and a 20 m² garage with internal access.

Ideally located in a quiet setting less than 100 metres from the beach and right next to the cycle paths, this villa combines modern comfort, refined features, and an exceptional location.

Energy Performance:
DPE: A (39 kWh/m²/year)
GES: A (1 kg CO_2/m²/year)
Estimated annual energy costs: €447–€605 (reference year)

Reduced notary fees.
Price: €950,000 (agency fees included), with €30,000 incl. VAT (3.26%) in agency fees payable by the buyer.
Net seller price: €920,000.

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

For further information, please contact Jean-François ZORZ.

Discover our exceptional properties on IMMOBA.

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FEATURES

Property type:	House	Area:	157.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 bedrooms				

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

ENERGY PERFORMANCE DIAGNOSIS

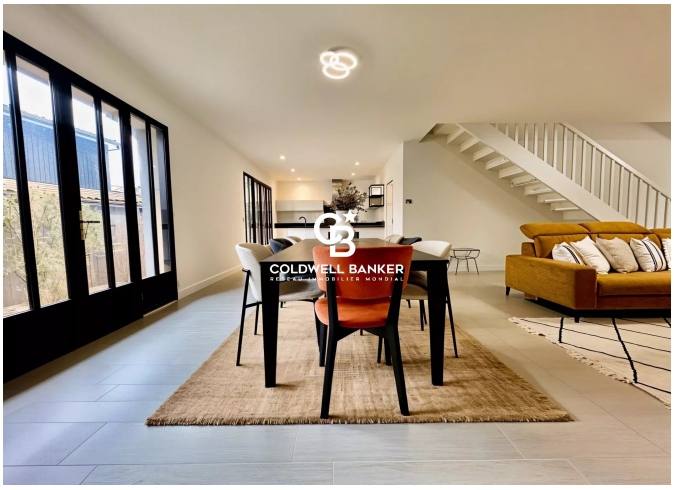
Energy performance diagnosis (EPD): A 39

Greenhouse gas emissions (GHG) index: A 1

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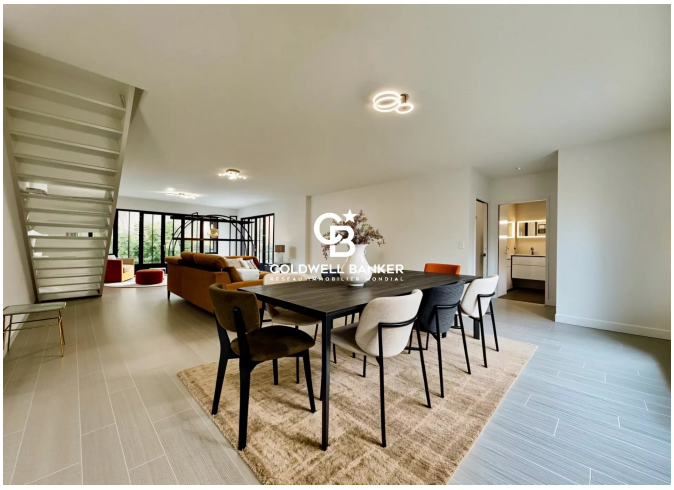
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