COLDWELL BANKER
EUROPA REALTY

House Andernos-les-Bains 158 m²



SALE PRICE : 847 600 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33556269214
immoba@coldwellbanker.fr

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DESCRIPTION

Your Coldwell Banker Immoba Realty agency in Andernos presents:

In a prime location, in the heart of a quiet area bordering the forest, discover this superb contemporary house with a roof terrace, bathed in light and offering high-quality features.

On the ground floor, you will be charmed by a welcoming entrance leading to a spacious living/dining room with a fireplace, ideal for entertaining. The kitchen, elegantly separated by a glass partition in a workshop style, combines functionality and modern design. A master suite with a shower room completes this level, along with a laundry room, a tiled garage, and a separate toilet.

Upstairs, the sleeping area offers three beautiful bedrooms with dressing rooms, one of which has its own shower room. You will also find a bathroom with a shower and a separate toilet.

Outside, the charm is immediate: a landscaped garden, a true haven of peace, a heated swimming pool to fully enjoy sunny days, a terrace with a pergola for relaxing moments, and a 20 m² garden shed.

Built on a plot of over 1,000 m², this property offers a rare living environment, blending modern comfort with nature. Underfloor heating and a cooling system ensure optimal well-being year-round.

An exceptional property to discover without delay.

Technical information: Energy Performance Certificate (EPC) rating B (79 kWh/m²/year) and Greenhouse Gas Emissions (GHG) rating A (2 kg CO2/m²/year)
Estimated annual energy costs for standard use: between €970 and €1,400/year.

Property price: €847,600, including agency fees of €32,600 (5% including VAT) payable by the buyer.
Net seller price: €815,000

View the risk assessment for this property on georisques.gouv.fr

For more information, contact Christine HAUER. RSAC No. 494 327 679. Professional liability insurance No. 25032648.

Find all our properties on IMMOBA.

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FEATURES

Property type:	House	Area:	158.0 m²	Property tax:	€3.00
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): B 79

Greenhouse gas emissions (GHG) index: A 2

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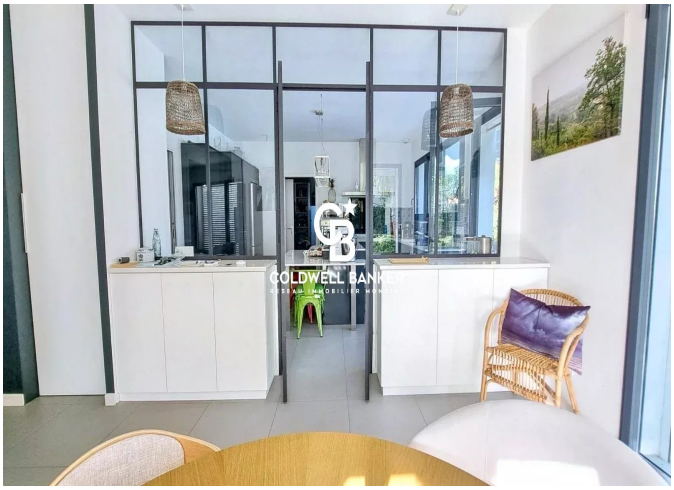



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