COLDWELL BANKER
EUROPA REALTY

House Andernos-les-Bains 162 m²



SALE PRICE : 795 000 €

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, Andernos-les-Bains real estate agency, presents this 162 m² villa offering a partial view of the Bassin, just a short walk from the beach.

Layout & Features:

Ground Floor:

Large multi-purpose room

Two bedrooms, including one very spacious

Shower room and laundry room

This level can be used independently, ideal for hosting family and friends

Access to a lovely covered terrace

First Floor:

Bright living space with open-plan kitchen, leading to a large terrace with partial Bassin view

Two generously sized bedrooms

Shared bathroom with Italian-style shower

Separate WC and a pantry

The home sits on a 500 m² plot, allowing for the installation of a 6m x 2.5m swimming pool.

Energy Ratings:

DPE: B (48 kWh/m²/year)

GES: B (9 kg CO_2/m²/year)

Estimated annual energy costs: between €690 and €990

Risk information available at: www.georisques.gouv.fr

Price:

€795 000 (agency fees included)
Agency fees: €30 576,9 incl. VAT (3,99%), payable by the buyer
Net seller price: €764 423,1

For more information, contact Jean-François ZORZ

Find all our listings on IMMOBA.

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FEATURES

Property type:	House	Area:	162.0 m²	Number of rooms:	6 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 48

Greenhouse gas emissions (GHG) index: B 9

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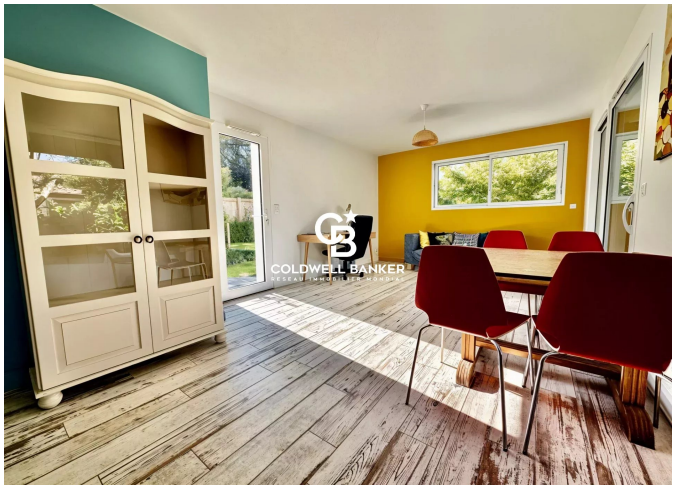
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