COLDWELL BANKER
EUROPA REALTY

House Andernos-les-Bains 167 m²



SALE PRICE : 811 000 €

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 is delighted to present this beautiful traditional-style home, built in 2005, meticulously maintained and ideally located in a peaceful residential area of Andernos-les-Bains.

Offering 168 sqm of living space, the property features a spacious 73 sqm reception area with a fireplace, a separate fully fitted kitchen and an adjoining covered terrace.

The ground floor comprises three bedrooms, one of which benefits from an en-suite shower room, a family bathroom and a second shower room with WC. Upstairs, a fourth bedroom with sloping ceilings is accessed via a dedicated home office.

An attached 22 sqm garage completes the property.

Outside, you will enjoy beautifully landscaped grounds of over 700 sqm, featuring a heated swimming pool measuring 6 x 2.5 metres, a large terrace, a masonry-built garden shed, a wooden cabin and a spacious workshop.

With its generous proportions, practical layout and excellent state of maintenance, this property makes an ideal permanent or holiday home. It is conveniently located close to shops, schools, the town centre and the beaches of the Arcachon Bay.

Additional Information:

Living area: 168 sqm

4 bedrooms

1 bathroom and 2 shower rooms

Plot size: over 700 sqm

Garage: 22 sqm

Additional outbuildings

Energy Performance:

Energy rating (DPE): C (108 kWh/sqm/year)

Greenhouse gas emissions (GES): C (15 kg CO_2/sqm/year)

Estimated annual energy costs: between €1,740 and €2,360.

Average energy prices indexed to 2024.

Asking Price: €811,000

Including agency fees of €31,000 (VAT included, 3.97%), payable by the purchaser.

Net seller price: €780,000.

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

For further information, please contact Jean-François ZORZ.

Discover all our properties on IMMOBA.

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FEATURES

Property type:	House	Area:	167.0 m²	Property tax:	€2.00
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): C 108

Greenhouse gas emissions (GHG) index: C 15

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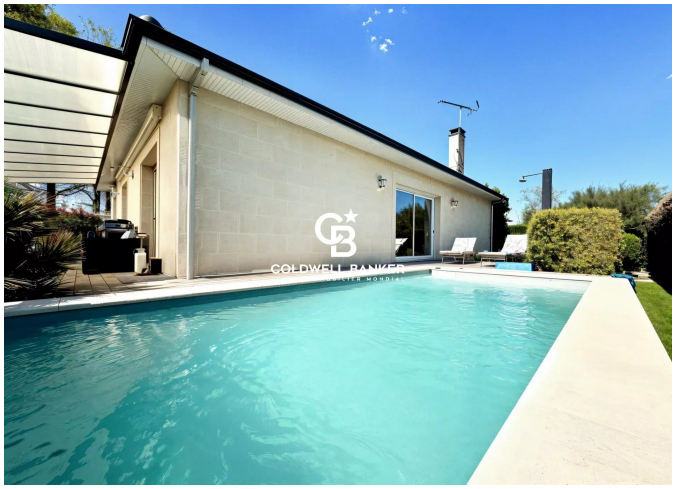
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