COLDWELL BANKER
EUROPA REALTY

House Andernos-les-Bains 155 m²



SALE PRICE : 819 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

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 presents this Landes-style house, located in a sought-after residential area, just a few minutes from the beaches, town centre and local amenities.

Set on a fenced, landscaped plot, the property features three independent living spaces, offering a range of possibilities for residential use, rental investment or professional activities.

The main single-storey house comprises a living room with a fireplace, a fully equipped kitchen with an adjoining utility room, three bedrooms, a study and a bathroom.

An adjoining independent unit comprises a living room, one bedroom, a shower room with WC and a private terrace. It is currently operated as a holiday rental.

On the first floor, a separate one-bedroom apartment (T2), with its own private outdoor access, comprises an entrance hall, an open-plan kitchen and living room, one bedroom and a bathroom.

The outdoor areas include a swimming pool, a summer kitchen, an outdoor shower and landscaped gardens.

Features and additional facilities:

Gas-fired central heating
Air conditioning
Motorised gate with video intercom
Detached garage
Several parking spaces within the property

Key features:

Sought-after residential location
Close to beaches and local amenities
Three independent living spaces
Holiday rental or year-round rental potential
Suitable for a multi-generational family or a professional practice
Swimming pool and landscaped outdoor areas
Garage and private parking

Energy Performance Rating (DPE): C (122 kWh/m²/year)
Greenhouse Gas Emissions (GES): C (26 kg CO_2/m²/year)

Estimated annual energy costs for standard use: between €1,760 and €2,430.

Asking price: €819,000
Agency fees payable by the buyer: 5% incl. VAT, amounting to €39,000
Net seller price: €780,000

Information regarding the risks to which this property is exposed is available on the Géorisques website.

For further information or to arrange a viewing, please contact Jean-François ZORZ.

Discover all our properties at IMMOBA.FR.

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FEATURES

Property type:	House	Area:	155.79 m²	Property tax:	€2.00
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): C 122

Greenhouse gas emissions (GHG) index: C 26

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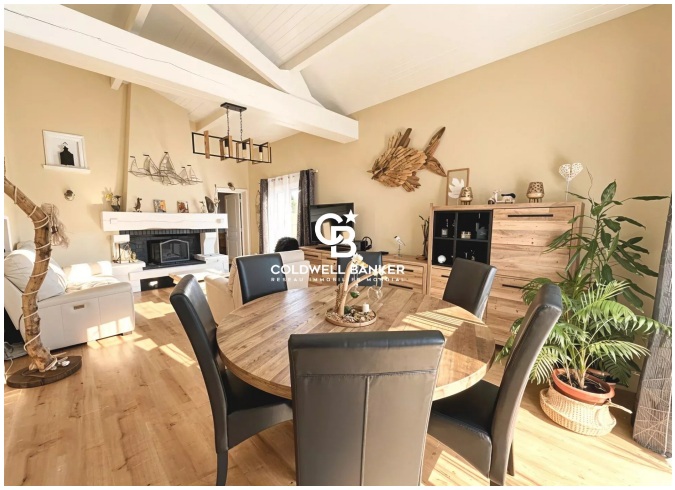

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