COLDWELL BANKER
EUROPA REALTY

House Andernos-les-Bains 384 m²



SALE PRICE : 2 195 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty Bordeaux agency is delighted to present this magnificent villa, exclusively listed and ideally located on the Arcachon Bay.

Nestled in a lush, green setting, this brand-new villa, completed in 2025, perfectly embodies luxury and sophistication. Designed with premium materials and meticulous attention to detail, this exceptional property will captivate even the most discerning buyers.

From the moment you enter, you'll be charmed by the bright and spacious living area, where a majestic high ceiling creates an airy yet warm atmosphere. The exposed wooden beams add authenticity and character to this welcoming space. The villa is also equipped with underfloor heating and ducted reversible air conditioning, ensuring optimal comfort all year round.

The property offers six spacious bedrooms, including a sumptuous 60 m² master suite — a true haven of peace. Designed for ultimate comfort, the suite features a modern private bathroom and a large walk-in closet, providing both elegance and functionality.

Four additional bedrooms, each with its own private shower room, are thoughtfully arranged to ensure maximum comfort for family members and guests alike.

For moments of conviviality, a custom-designed bar invites you to share unforgettable gatherings, while a practical laundry room completes the home's amenities.

Outside, you'll be enchanted by the beautiful swimming pool — ideal for cooling off on warm summer days or relaxing by the water. The villa also includes a pool house, perfect for outdoor dining and enjoying time together around the pool.

Ideally located just a few steps from Betey Beach, this elegant and contemporary villa offers the perfect setting for creating cherished memories with family and friends. Don't miss this rare opportunity to acquire an exceptional property on the Arcachon Bay.

Energy rating: DPE 23 (A), GES 1 (A).
Estimated annual energy costs: €670–€950/year.
Fees payable by the seller.
Independent Sales Agent
RSAC: 828 362 285 / RCP: 127 100 479

For more information or to schedule a private viewing, please contact Stéphane Laroche.

Discover all our listings on IMMOBA.

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FEATURES

Property type:	House	Area:	384.0 m²	Number of rooms:	10 rooms
Number of bedrooms:	6 bedrooms				

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

ENERGY PERFORMANCE DIAGNOSIS

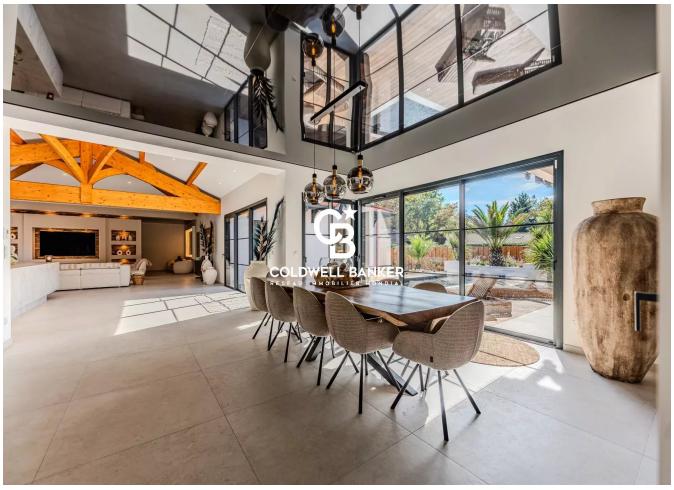
Energy performance diagnosis (EPD): A 23

Greenhouse gas emissions (GHG) index: A 1

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