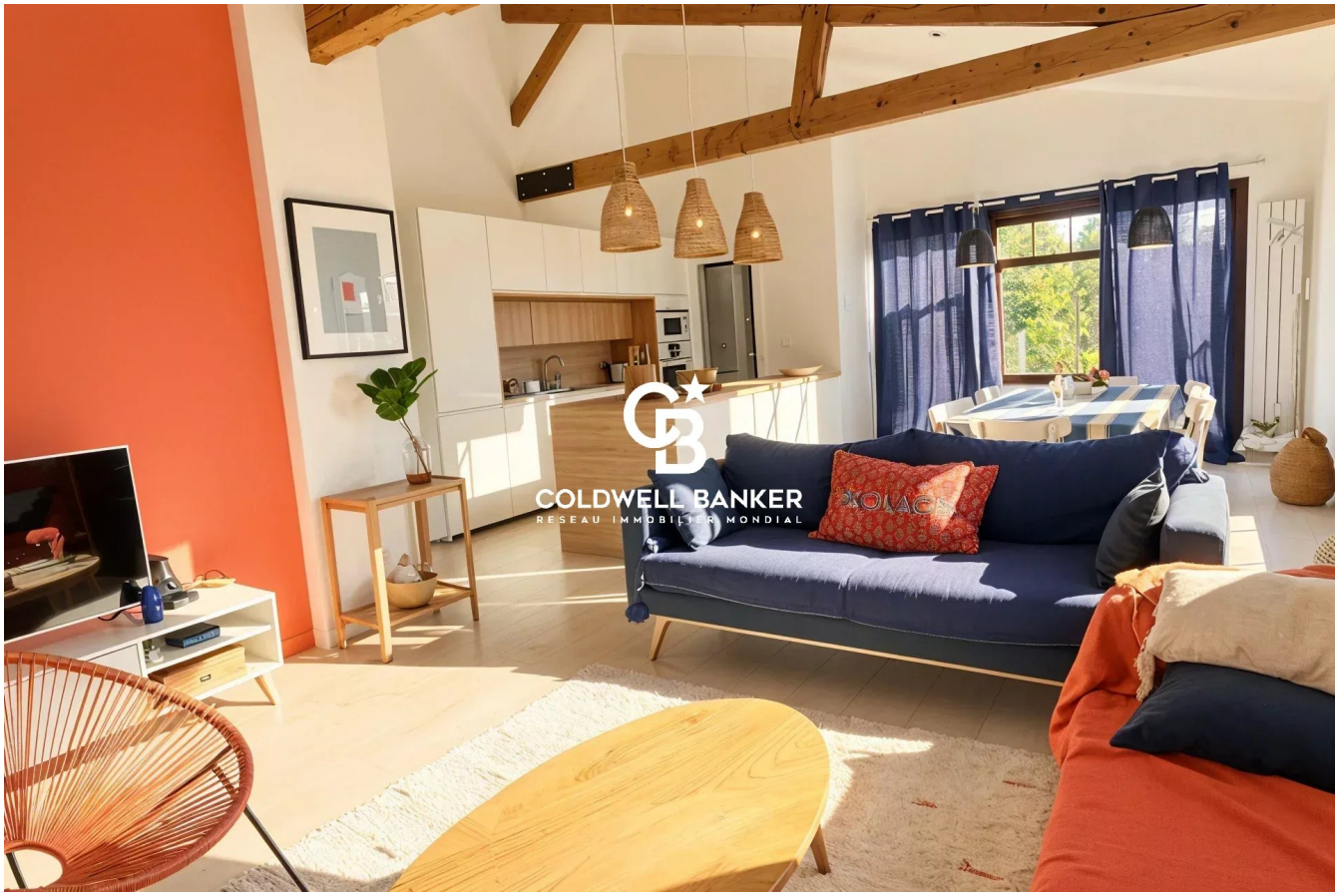
COLDWELL BANKER
EUROPA REALTY

House Andernos-les-Bains 97 m²



SALE PRICE : 710 600 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33556269214
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty Andernos-les-Bains presents this beautifully renovated villa, fully refurbished in 2022, set on an 800 sqm plot.

The bright, dual-aspect living area features exposed beams, large picture windows, an open-plan kitchen, and a welcoming dining space.

The terrace, complete with an outdoor shower, extends into the garden and provides the perfect setting to enjoy sunny days.

The villa offers four bedrooms, including a spacious master suite, as well as an additional shower room. A 20 sqm outbuilding provides further potential for conversion or additional living space.

There is also the possibility of a horizontal extension of approximately 100 sqm, offering significant potential to increase the property's living area.

Energy Performance Certificate (EPC): D (192 kWh/sqm/year)
Greenhouse Gas Emissions: B (6 kg CO_2/sqm/year)
Estimated annual energy costs: €1,410–€1,950

Price: €710,600 (agency fees included), including €30,600 payable by the buyer (4.5%).
Net seller's price: €680,000.

For further information, please contact Christine HAUER – RSAC No. 494 327 679 – Professional Liability Insurance No. 25032648.

Discover all our properties at IMMOBA.FR.

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FEATURES

Property type:	House	Area:	97.08 m²	Property tax:	€1.00
Number of rooms:	5 rooms	Number of bedrooms:	3 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): D 192

Greenhouse gas emissions (GHG) index: B 6

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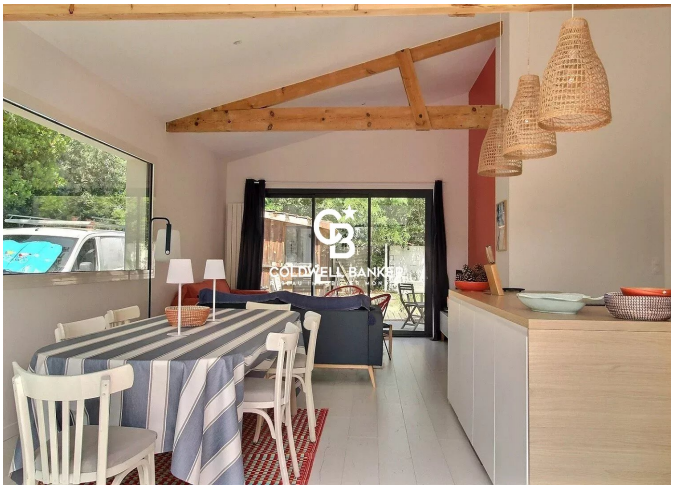
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