COLDWELL BANKER
EUROPA REALTY

House Andernos-les-Bains 97 m²



SALE PRICE : 437 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

COLDWELL BANKER presents this charming single-storey house ideally located in a particularly quiet setting, 1.3 km from the town centre and the picturesque oyster port.

From the entrance, you will be charmed by a beautiful bright living area of almost 50 m², consisting of a welcoming living/dining room open to a fully fitted and equipped kitchen.

The sleeping area offers three comfortable bedrooms, as well as a shower room with WC. A practical utility room, adjoining a bike garage, completes the property.

Outside, you will enjoy pleasant enclosed, tree-filled grounds, ideal for relaxing in complete tranquillity.
A parking space completes the property.

A property combining peace and quiet, quality of life and immediate proximity to amenities and the basin.

Energy rating: DPE C (191) GES B (6)
Annual energy expenses between €1,400 and €1,900.
Sale price €437,000, fees payable by the buyer amounting to €17,000, seller's net price €420,000.
Check the risks to which this property is exposed at: www.georisques.gouv
Contact Corinne Prémont
RSAC 384 152 203 RCP 127 100 479
Our properties on IMMOBA.

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FEATURES

Property type:	House	Area:	97.0 m²	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

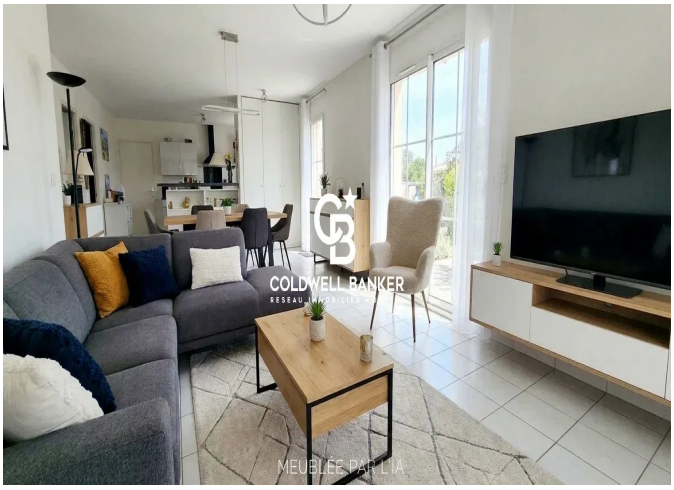
Energy performance diagnosis (EPD): C 158

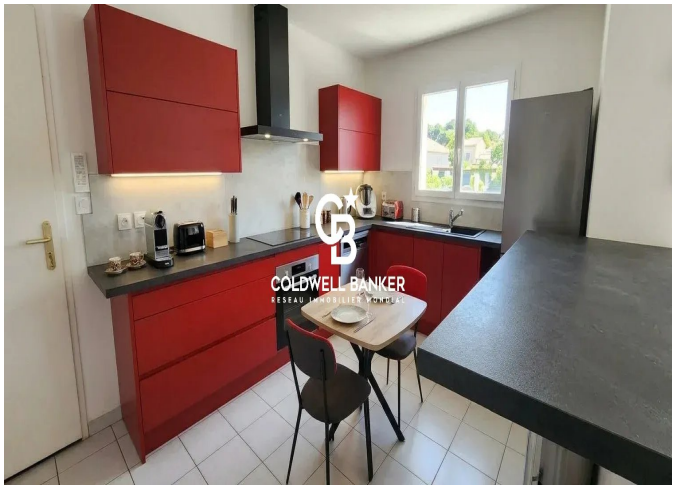
Greenhouse gas emissions (GHG) index: B 6

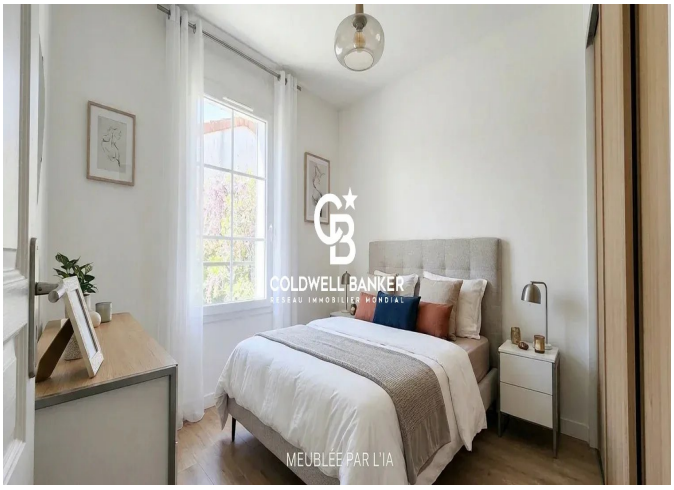
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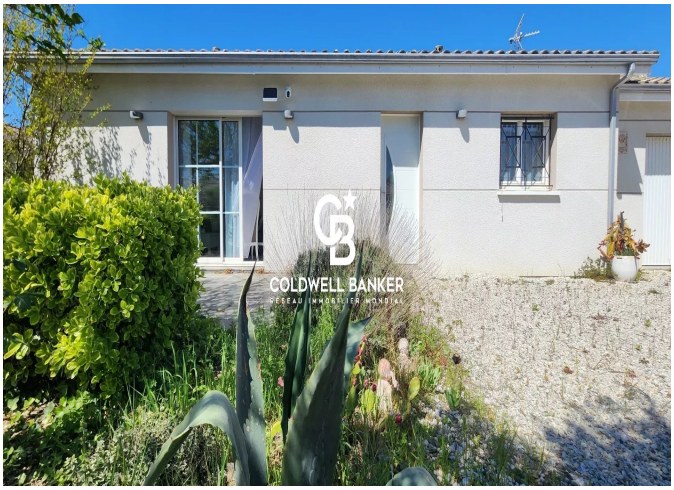
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