COLDWELL BANKER
EUROPA REALTY

House Arès 151 m²



SALE PRICE : 644 800 €

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

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immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty – Andernos-les-Bains offers this elegant family house of 152 m² of living space, fully renovated in 2022, located in a quiet, sought-after area of Arès.

Built on two levels, this property offers generous proportions and a practical layout. The main level features a bright living room of 37 m², extended by a fully fitted and equipped kitchen, open onto a pleasant terrace allowing full enjoyment of the outdoor spaces. The sleeping area on this level includes three comfortable bedrooms, ideal for family living.

On the garden level you will find a fourth bedroom with a shower room, as well as a large multipurpose room that can be fitted out to suit your needs: playroom, office, reception area, workshop, or gym. This space also offers significant storage potential.

Set on a 750 m² plot, the property benefits from well-maintained and carefully landscaped outdoor areas. A semi-inground wooden pool completes the setting, creating an environment conducive to relaxation and social occasions. A large garage located beneath the house completes the features of this property.

Technical details
Living area: 152 m²
Plot: 750 m²
Complete renovation: 2022
4 bedrooms
Semi-inground wooden pool
Large garage
Terrace
Quiet environment
Energy performance
DPE: C – 148 kWh/m²/year
GES: C – 23 kg CO_2/m²/year

Estimated amount of annual energy expenses for standard use: between €1,830 and €2,530 per year (average energy prices indexed to 2021, 2022 and 2023).

Financial information

Sale price: €699,000 including agency fees (HAI)

Agency fees of 4% including tax, i.e. €26,884.62, payable by the buyer.

Net seller price: €672,115.38

Property subject to co-ownership status.
Average annual charges: None.
No ongoing legal proceedings.

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

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

Find all our listings at immoba.fr.

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FEATURES

Property type:	House	Area:	151.7 m²	Property tax:	€1.00
Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 148

Greenhouse gas emissions (GHG) index: C 23

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