COLDWELL BANKER
EUROPA REALTY

House Brach 176 m²



SALE PRICE : 1 491 000 €

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France, 33510, Andernos-les-Bains

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DESCRIPTION

Coldwell Banker Immoba Realty presents this stunning property complex, comprising a main house and 2 guesthouses, located in Brach, near Lacanau.

Set in a peaceful environment close to nature, this characterful home is situated on a landscaped 903 m² plot and offers an exceptional living environment. The property includes a 3-bedroom main house and two guesthouses, offering numerous possibilities (guest accommodation, seasonal rentals, etc.).

The main house stands out for its high-quality features and includes:

A spacious and bright 60 m² living area with a fully equipped kitchen, dining area, and large lounge

Three bedrooms with built-in wardrobes, offering comfortable space for the whole family

A modern shower room with a large walk-in shower and separate WC

Outside, you will find:

A masonry pool (8 x 3 m, saltwater, 1.40 m deep) with built-in steps and bench seating for optimal comfort

A wellness area with a built-in hot tub (2 x 2.3 m), heated by a heat pump—perfect for relaxing

A large 50 m² terrace with awning and barbecue area, ideal for enjoying sunny days

A landscaped garden and paved driveway with private parking

The two guesthouses each feature:

A living room with fully equipped kitchen, dining area, lounge space with a permanent bed (140 x 190 cm), shower room, and WC

A private garden, terrace, outdoor furniture, barbecue, and private parking for each unit

Ideally located:

20 minutes from Lacanau-Océan to enjoy the beach and ocean

35 minutes from Bordeaux and Arcachon Bay, perfect for exploring the region

Only 10 minutes from the lakes of Lacanau and Carcans-Maubuisson, ideal for water activities

Consult the property’s risk status on géorisques.gouv

Energy rating: C (171 kWh/m²/year)
GHG rating: A (5 kgCO_2/m²/year)
Estimated annual energy costs: between €1,270 and €1,780 (based on average energy prices in 2021, 2022, and 2023, including subscriptions)

Sale price: €1,491,000 including agency fees
Agency fees of 5%, or €71,000, payable by the buyer
Net seller price: €1,420,000

For more information or to arrange a visit, feel free to contact us.

Discover all our listings on IMMOBA.

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FEATURES

Property type:	House	Area:	176.0 m²	Property tax:	€1.00
Number of rooms:	7 rooms	Number of bedrooms:	5 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 171

Greenhouse gas emissions (GHG) index: A 5

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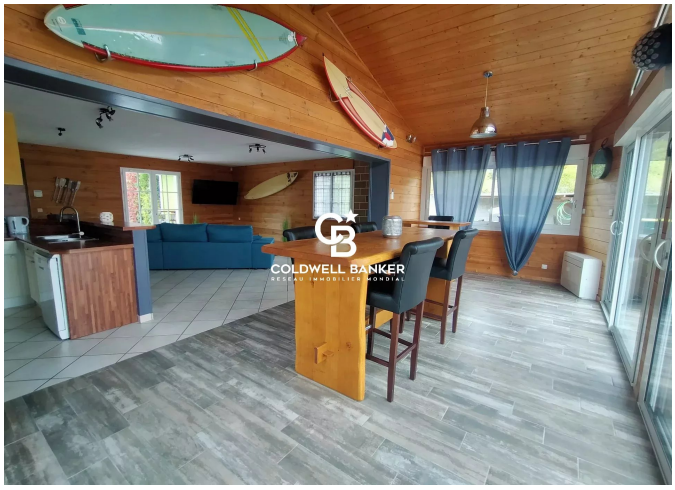
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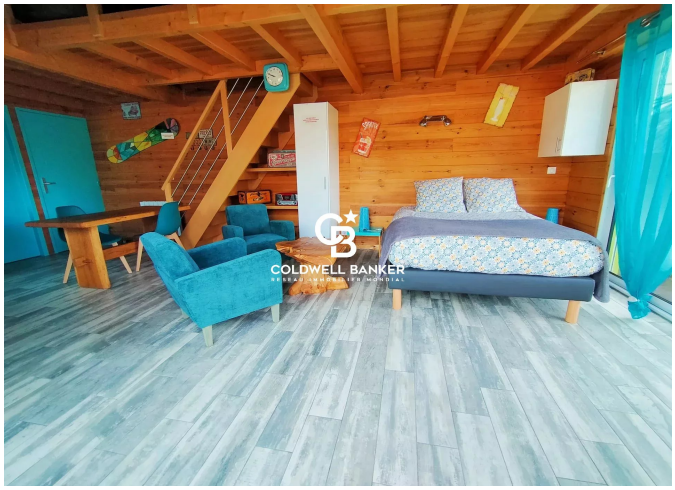












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