COLDWELL BANKER
EUROPA REALTY

House Lanton 136 m²



SALE PRICE : 1 260 000 €

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 is delighted to present this charming villa, ideally located in the very heart of Cassy, just 5 minutes from the beaches, the harbour and the town centre, with local shops just a short walk away.

Set on a beautiful, tree-lined through-plot of 1,715 sqm, this property offers approximately 137 sqm of living space. Originally built in part in 1924, then extended and renovated in 1996, it combines architectural charm with generous living spaces.

The ground floor features a welcoming 19 sqm entrance hall, a separate kitchen, one bedroom, a study/library, a bathroom and a spacious living room enhanced by impressive 4-metre-high ceilings and a wood-burning stove. Upstairs, there are two generously sized bedrooms.

Outside, the beautifully landscaped garden is centred around a small built-in swimming pool and lush vegetation. The property also benefits from a garage and a carport.

With a stated building footprint allowance of 60%, this plot also offers interesting development opportunities, including the possibility of subdivision or additional construction, subject to local planning regulations and the relevant planning authorities' approval.

Key Features:

1,715 sqm through-plot, beautifully landscaped and tree-lined

Character villa offering approximately 137 sqm of living space

3 bedrooms and a study/library

47 sqm living room with 4-metre-high ceilings

Small built-in swimming pool

Garage and carport

Plot with access onto two separate streets

Stated building footprint allowance of 60%

Potential for land subdivision (subject to local planning approval)

Asking Price: €1,260,000

Buyer’s fees: €60,000 including VAT (5%).

Net seller price: €1,200,000.

Energy Performance Certificate (EPC): C – 175 kWh/sqm/year
Greenhouse Gas Emissions (GHG): C – 26 kg CO_2/sqm/year

Estimated annual energy costs: between €1,880 and €2,610.

Average energy prices indexed for 2021, 2022 and 2023.

Information regarding the risks to which this property is exposed is available on the Géorisques website.

Contact

To discover this property and explore its full potential, please do not hesitate to contact us.

Discover our full portfolio of properties at IMMOBA.fr.

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FEATURES

Property type:	House	Area:	136.0 m²	Property tax:	€2.00
Number of rooms:	4 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 174

Greenhouse gas emissions (GHG) index: C 26

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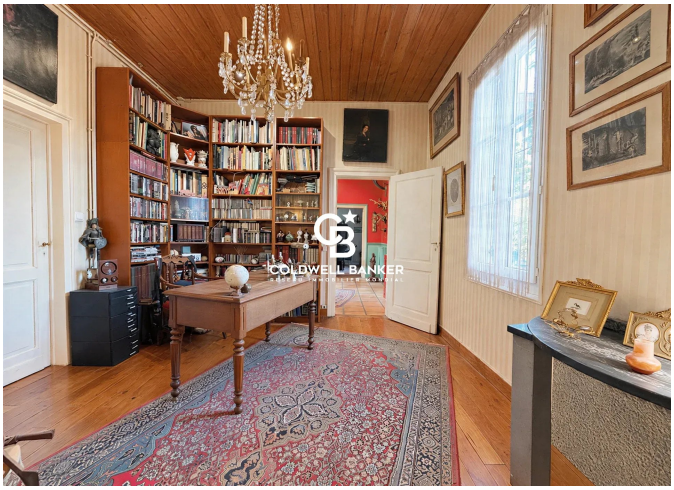



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