COLDWELL BANKER
EUROPA REALTY

House Lanton 146 m²



SALE PRICE : 990 000 €

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, Andernos-les-Bains agency, is pleased to present this characterful Arcachonnaise, ideally located in the heart of the village of Taussat, in Lanton.

Just a few steps from the Arcachon Bay, its renowned beaches, and charming oyster ports, this family home offers a rare lifestyle where every day flows to the rhythm of the sea.

An Elegant and Refined Home

Originally built in 1890, this property has been extended and fully renovated, blending the charm of the old with modern, high-end finishes.

With 146 m² of living space, the house features a 75 m² open-plan living area, including a bright and welcoming lounge, dining room, and fully fitted kitchen, as well as 3 bedrooms, including a master suite with private bathroom and walk-in closet.
You'll also find a second shower room, 2 WCs, and a utility room.

Outdoor Spaces – A True Haven of Peace

Private, unoverlooked swimming pool

Outdoor summer kitchen, perfect for entertaining

Garage and private parking spaces

A Privileged Environment

Tucked away on a quiet residential street, this home enjoys immediate proximity to the coastline, with quick access to the beaches, cycling trails, restaurants, and village shops.

Technical Information

Energy rating (DPE): A (45 kWh/m²/year)

GHG rating (GES): A (1 $kgCO_2/m^2$/year)

Estimated annual energy costs: €649 – €877 (based on 2021 energy prices)

Price: €990 000 including agency fees, with 4,98% incl. VAT payable by the buyer
Net seller price: €943 000

For more information, please contact Jean-François ZORZ.

Discover all our exceptional properties on IMMOBA.

Check risk information for this property at: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	146.0 m²	Property tax:	€2.00
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): A 45

Greenhouse gas emissions (GHG) index: A 1

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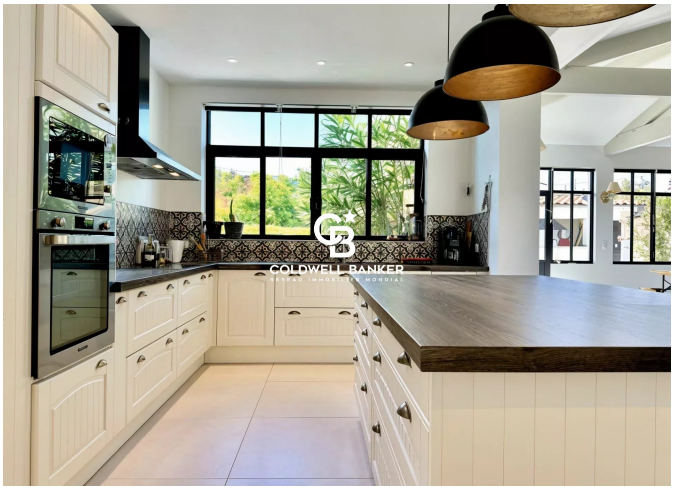

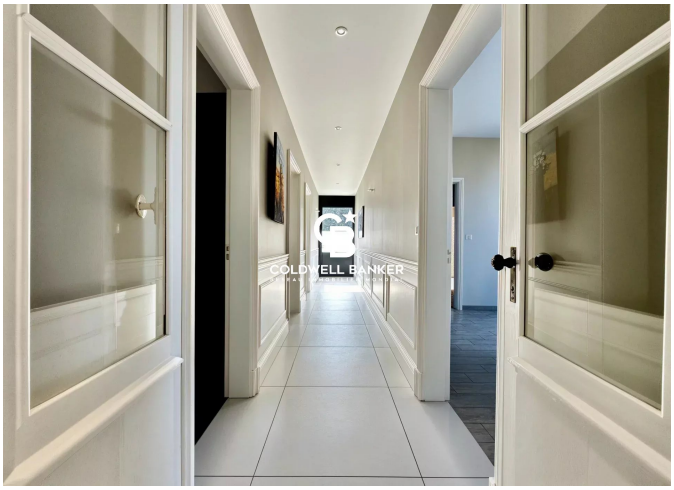

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