COLDWELL BANKER
EUROPA REALTY

House Lanton 220 m²



SALE PRICE : 1 148 900 €

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, a real estate agency in Andernos-les-Bains, presents this elegant contemporary villa.

On the ground floor, a spacious living space of over 100 square meters gracefully unfolds, opening harmoniously to the immaculate terrace and pool. This level also houses an extraordinary master suite. A meticulously designed laundry area and a generously sized adjoining garage add sophistication to this space.

The first floor hosts a mezzanine that shelters a distinctive office space and leads gracefully to three bedrooms, including two luxurious suites. Each bedroom provides access to charming balconies or terraces. The top floor, currently configured as a fitness area, offers the privilege of contemplating an unrivaled view of the basin.

The meticulously landscaped garden, adorned with a profusion of botanical specimens, is enhanced by a heated saltwater pool.

The property is classified with an energy rating of level C and a greenhouse gas emissions rating of level D.

The price of the property is €1,361,750 HAI, including agency fees of 4,75%, and it is borne by the buyer.

For information regarding potential risks associated with this property, please visit the Géorisques website at www.georisques.gouv.fr.

For further information, please contact
Florence BESSONNEAU – RSAC 883 917 106 – RCP 057 160 041 0002

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FEATURES

Property type:	House	Area:	220.0 m²	Number of rooms:	6 rooms
Number of bedrooms:	4 bedrooms				

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

ENERGY PERFORMANCE DIAGNOSIS

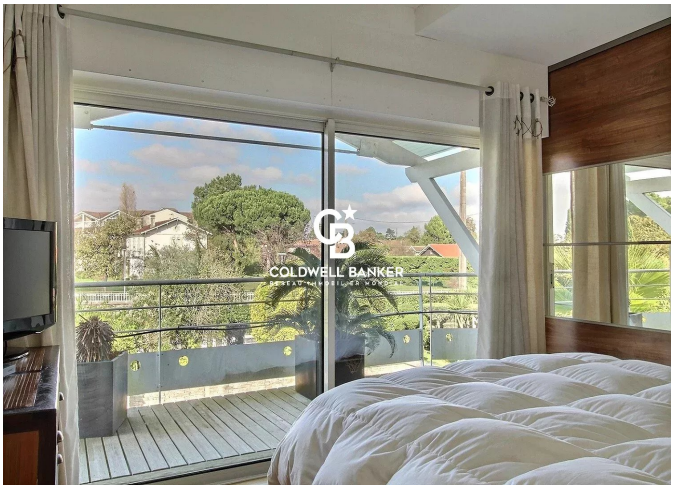
Energy performance diagnosis (EPD): C 124

Greenhouse gas emissions (GHG) index: B 9

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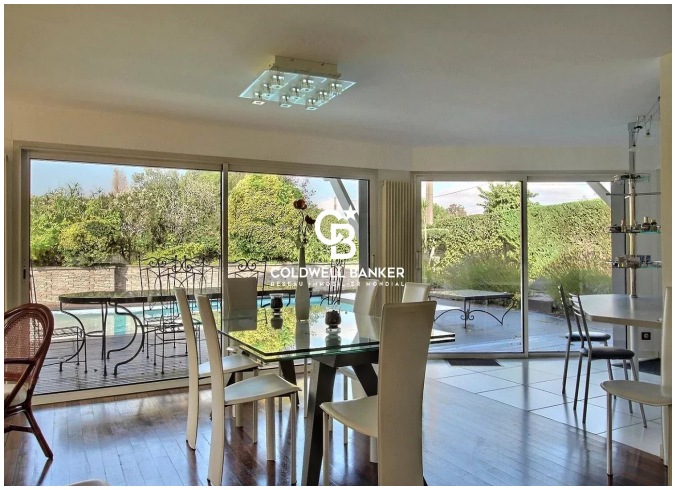












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