COLDWELL BANKER
EUROPA REALTY

House Lanton 250 m²



SALE PRICE : 1 780 000 €

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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 – Real Estate Agency in Andernos-les-Bains invites you to discover one of the most iconic houses in the village of Taussat.

Ideally located in the second row from the waterfront, with a pedestrian path providing direct access to the Arcachon Basin, this property enjoys a highly sought-after location. Its charm, character and authenticity are sure to captivate you from the very first moment.

This villa offers approximately 250 sq m of living space spread over two floors. Its layout provides a wealth of possibilities, with 6 bedrooms, 2 studies, 3 shower rooms, 2 cloakrooms and 3 separate WCs.

The property boasts a harmonious and functional layout, enhanced by ceiling heights of over 3 metres. The 46 sq m living room is bathed in natural light through large original windows and enjoys lovely views over the terrace, garden and swimming pool.

Outside, the grounds of more than 1,300 sq m feature a swimming pool measuring 6.5 m x 3.6 m, as well as a carport.

Further development possibilities are available. An extension or the creation of a guest house could be considered.

This property would be ideal as a large family home. It would also lend itself perfectly to an investment project, whether for seasonal rentals, a bed-and-breakfast business or a professional practice, while benefiting from the immediate proximity of essential shops and amenities.

A significant advantage: the entire property is located within the light blue and white zones of the Marine Submersion Plan (Plan de Submersion Marine).

Energy Performance

Energy Performance Certificate (DPE): E (255 kWh/sq m/year)
Greenhouse Gas Emissions (GES): E (55 kg CO_2/sq m/year)
Estimated annual energy costs: between €5,280 and €7,180
(reference years: 2021, 2022 and 2023, including subscriptions)

Asking price: €1,780,000

Agency fees of €84,762 incl. VAT (5%) are included in the sale price and are payable by the purchaser.

Net seller price: €1,695,238

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

For further information, please contact Jean-François ZORZ.

Discover all our properties on IMMOBA.

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FEATURES

Property type:	House	Area:	250.0 m²	Property tax:	€3.00
Number of rooms:	8 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): E 255

Greenhouse gas emissions (GHG) index: E 55

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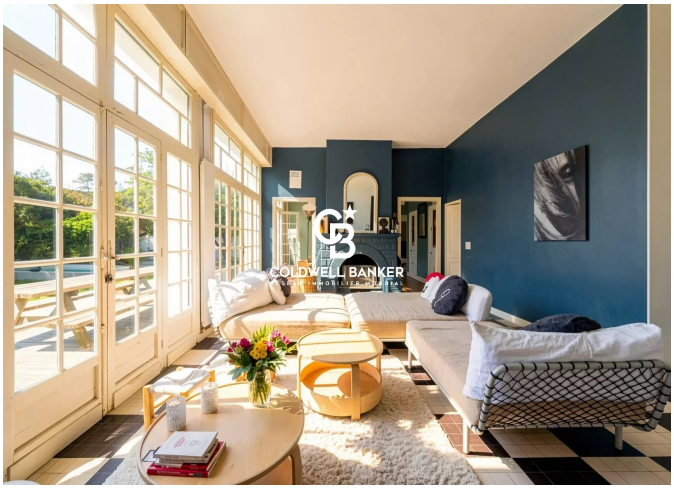







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