COLDWELL BANKER
EUROPA REALTY

Land Andernos-les-Bains 840 m²



SALE PRICE : 424 000 €

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 real estate agency, offers this vacant, perfectly flat plot of land located in a charming subdivision.

Nestled in a peaceful, sheltered setting, this rare property offers an ideal environment to carry out your custom construction project.

With a total area of 840 m², this plot benefits from a 20% building footprint, allowing the construction of a house up to 168 m² of buildable surface, with the possibility of planning a partial upper floor of approximately 80 m². Facing southwest, it enjoys excellent sunlight throughout the day.

The plot is fully serviced, not tied to any builder, and offers great architectural freedom to design a home that reflects your tastes. Located in a small, human-scale development, it combines tranquility, privacy and the attractions of the Arcachon Bay.

A unique opportunity to create the house of your dreams in an exceptional setting.

Property price: €424,000 including agency fees (HAI); the agency fees payable by the buyer amounting to €24,000 including VAT (6%) are included. Net seller price: €400,000.

Energy performance certificate (DPE): Not subject

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

To discover this exceptional property, please contact Christine HAUER. RSAC no. 494 327 679. RCP no. 25032648.

Coldwell Banker Immoba Realty, Andernos Prestige Immobilier real estate agency, assists you in your search for land for sale on the Arcachon Bay.

Find all of our properties on IMMOBA.fr.

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FEATURES

Property type:	Land	Area:	840.0 m²

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ENERGY PERFORMANCE DIAGNOSIS

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