

Maison Andernos-les-Bains 103 m<sup>2</sup>

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PRIX DE VENTE : 577 500 €

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## DESCRIPTION

Coldwell Banker Immoba Realty – Andernos-les-Bains Agency invites you to discover this charming villa, typical of the highly sought-after Mauret district, just a short walk from the Bay of Arcachon and its iconic coastal scenery.

Ideally located on one of the area's most desirable avenues, this property offers an exceptional lifestyle where everything can be enjoyed on foot: bay beaches, the oyster harbor, local shops, and cycling paths are only minutes away.

Designed for comfortable family living, the house features bright and welcoming spaces, including an attractive 40 sqm living area combining a convivial lounge and open-plan kitchen. A separate utility/laundry room completes this functional and inviting space.

The covered terrace naturally extends the living areas outdoors, creating the perfect setting to enjoy relaxing moments in a true Arcachon Bay atmosphere.

On the ground floor, you will find one bedroom, a bathroom, and separate toilets. Upstairs, two additional bedrooms offer various layout possibilities, including the option to easily create a second shower room.

A 15 sqm outbuilding completes the property and can accommodate a variety of projects: guest house, home office, workshop, fourth bedroom, or storage space. Water and electricity are already connected.

The covered terrace could also be enclosed to create additional living space according to your needs.

The pleasant and private garden is suitable for the installation of a small plunge pool or swimming lane pool under 10 sqm, allowing you to fully enjoy the sunny days.

This property represents a rare opportunity to experience the unique lifestyle of the Arcachon Bay in one of Andernos-les-Bains' most desirable neighborhoods, whether as a primary residence, holiday home, or rental investment.

Rental yield information is available upon request.

Energy rating: E (326 kWh/sqm/year)

Greenhouse gas emissions: B (10 kg CO<sup>2</sup>/sqm/year)

Estimated annual energy costs for standard use: between €2,555 and €3,457 per year.

Average energy prices indexed as of January 1st, 2021.

The installation of an air-to-air heat pump is recommended and would improve the energy rating from E to

C.

The property is offered at €577,500 agency fees included, with €27,500 incl. VAT fees payable by the buyer.

Net seller price: €550,000.

Information regarding potential risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

For further information, please contact Christine HAUER – RSAC No. 494 327 679 – Professional liability insurance No. 25032648.

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## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	103.0 m <sup>2</sup>	Taxe foncière :	€1.00
NB de pièces :	4 rooms	NB de chambres :	3 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 295

Indice d'émission de gaz à effet de serre (GES) : C 11



**COLDWELL BANKER**  
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