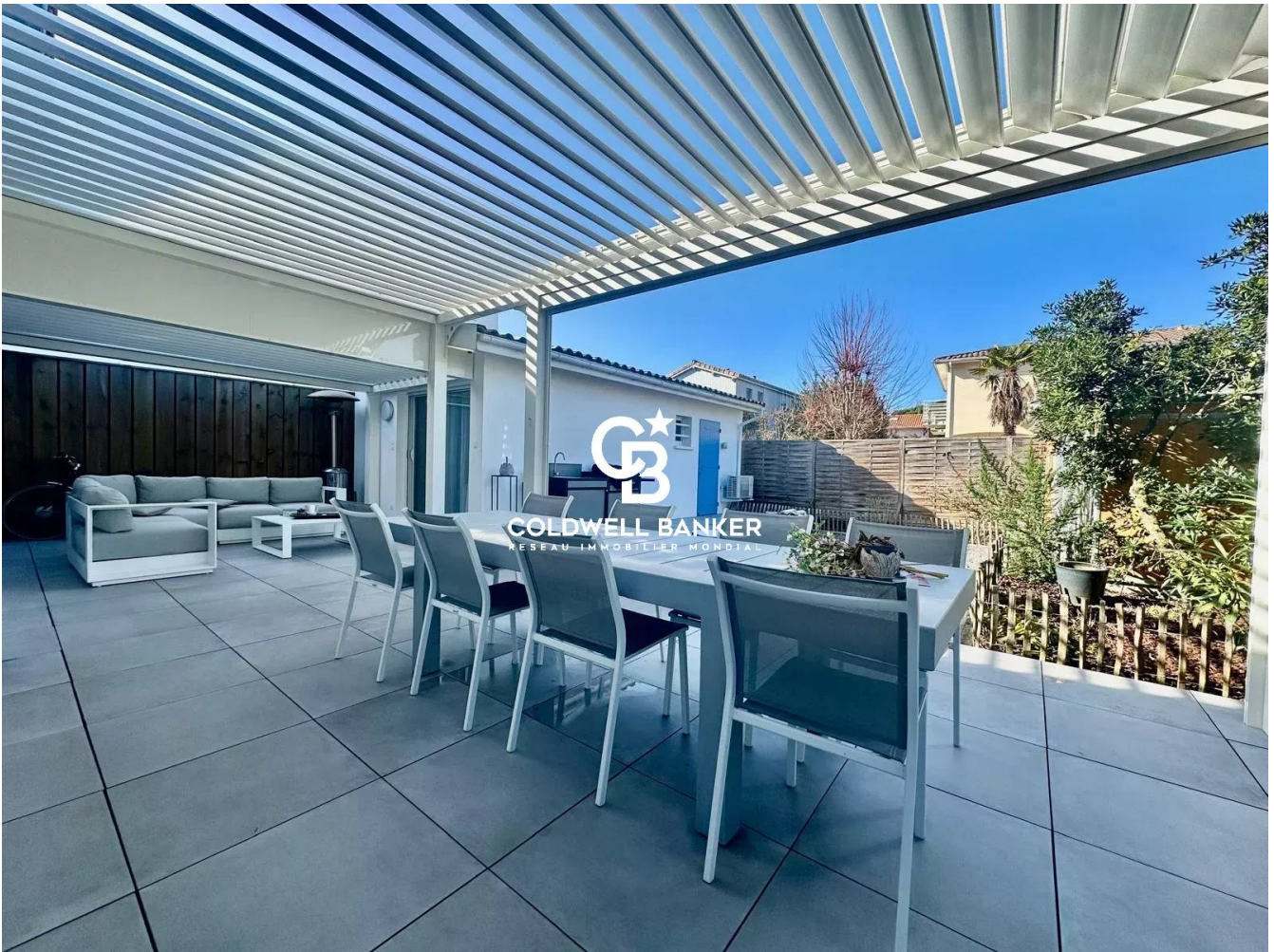


Maison Andernos-les-Bains 108 m²



PRIX DE VENTE : 859 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immo Realty Andernos-les-Bains presents this elegant Arcachon-style villa, fully renovated in 2022, just steps from the Basin.

With its two bedrooms (including one en-suite with a dressing room), it offers exceptional proportions in the living area, thanks to a cathedral ceiling and a layout perfectly suited to family life.

The kitchen (kitchen designer AC INTERIEUR concept) is very sleek with its Dekton countertop, with an adjoining utility room of 6 m².

The carefully chosen materials give this renovation a striking contrast between the exterior, which respects the sector's architectural codes, and an interior that is decidedly contemporary.

A 25 m² studio, accessible under a bioclimatic veranda of more than 27 m², completes this property and perfectly meets the need for privacy when hosting friends or family independently.

The grounds offer the possibility of installing a small swim pool under 10 m² in two possible locations, adding an additional relaxation area to this already very attractive property.

The open 36 m² carport allows you to shelter your car.

Diagnostics in progress.

Price: €787,500 HAI

Agency fees: €27,500 incl. tax (5%) payable by the buyer, giving a net seller price of €750,000.

For more information, contact Christine HAUER, Independent Sales Agent, RSAC: 494 327 679 –

Find all our properties on IMMOBA.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	108.0 m ²	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

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 99

Indice d'émission de gaz à effet de serre (GES) : A 3



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