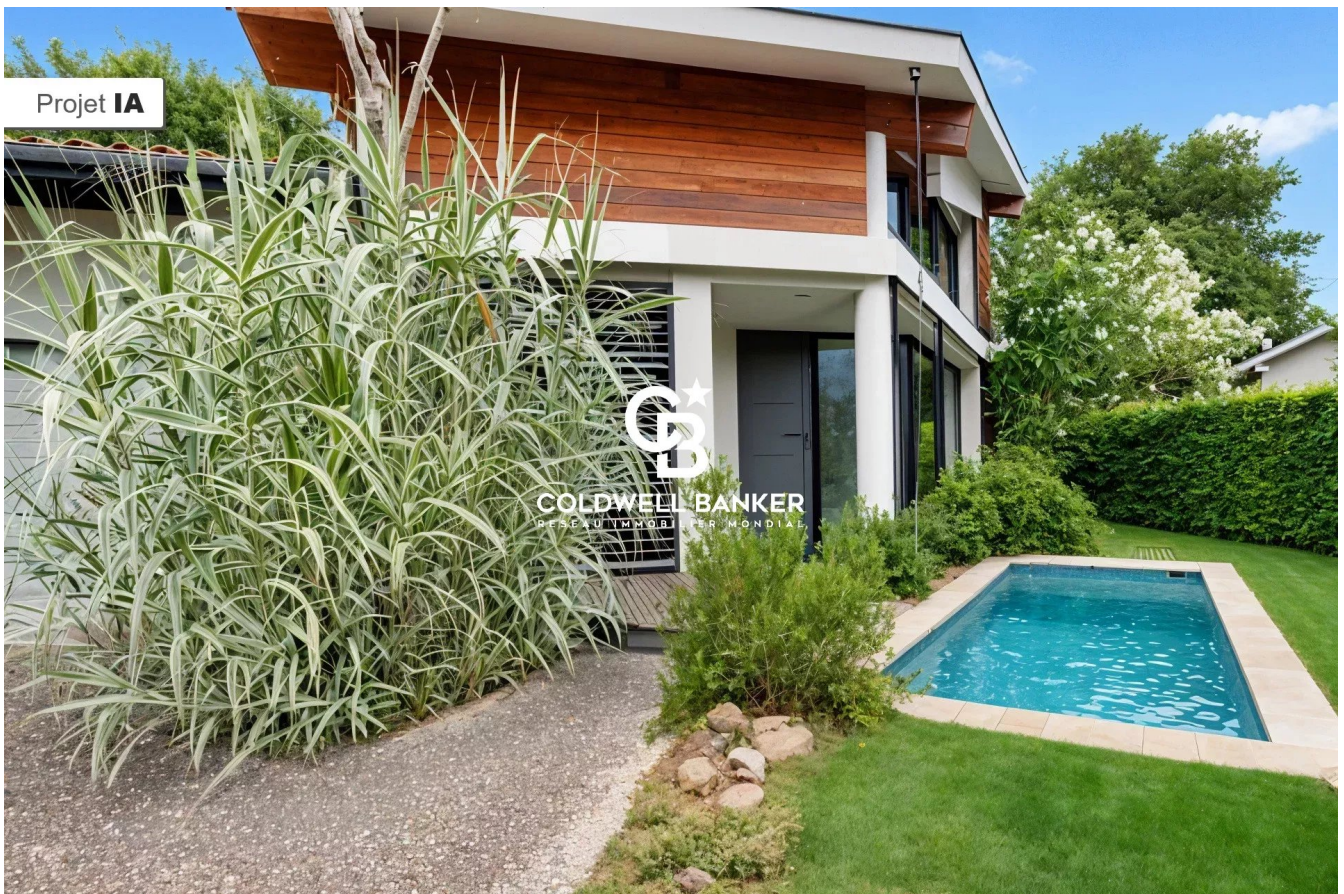


Maison Andernos-les-Bains 110 m<sup>2</sup>

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PRIX DE VENTE : 603 750 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

## DESCRIPTION

Coldwell Banker Immo Realty Andernos-les-Bains presents this elegant villa, designed by an architect and fully renovated by ARCAS in 2007. With four bedrooms and two bathrooms, it offers spacious layouts perfectly suited for family living.

The main living area, filled with natural light thanks to sliding pocket doors, provides a seamless flow between indoor and outdoor spaces. A stunning contemporary fireplace adds warmth and a welcoming atmosphere.

Carefully selected materials such as Bulthaup and Porcelanosa, along with IPE wood finishes and terraces, give the villa character, originality, and exceptional quality.

For thermal comfort, the house features underfloor heating on both levels, reversible air conditioning, and an M Design fireplace.

A 30 m<sup>2</sup> double garage, adjacent to the neighboring garage, provides ample storage space in this sought-after Bassin area.

The plot allows for the installation of a swimming pool to the north or a small lap pool to the south (less than 10 m<sup>2</sup>), adding an extra element of relaxation to this already attractive property.

Energy Performance:

EPC (DPE): D (216 kWh/m<sup>2</sup>/year)

GHG (GES): C (23 kg CO<sub>2</sub>/m<sup>2</sup>/year)

Estimated annual energy costs for standard use (reference year 2023): between X € and Y €

Price: €682,500 including agency fees

Agency fees: €32,500 (5%) payable by the buyer

For more information, contact Christine HAUER RSAC 494 327 679

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## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	110.0 m <sup>2</sup>	NB de pièces :	5 rooms
NB de chambres :	3 bedrooms				

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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)

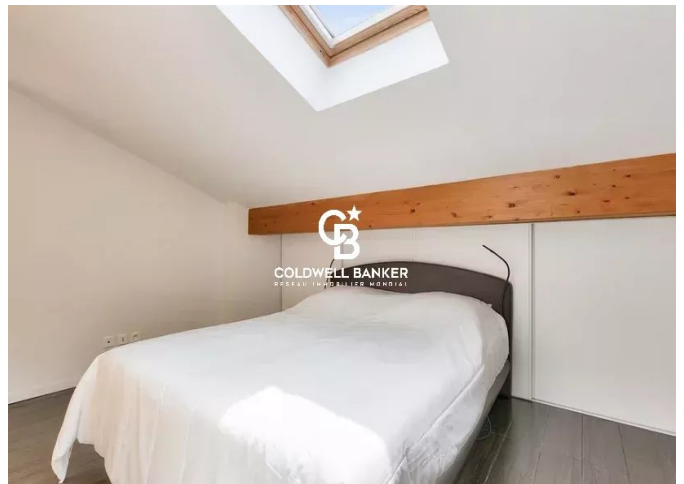
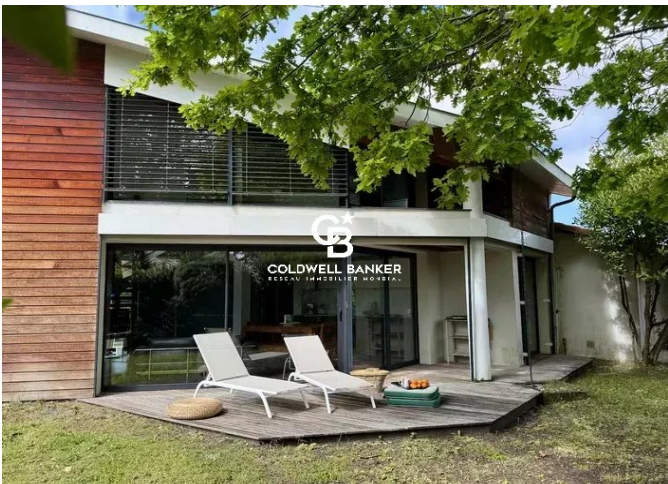
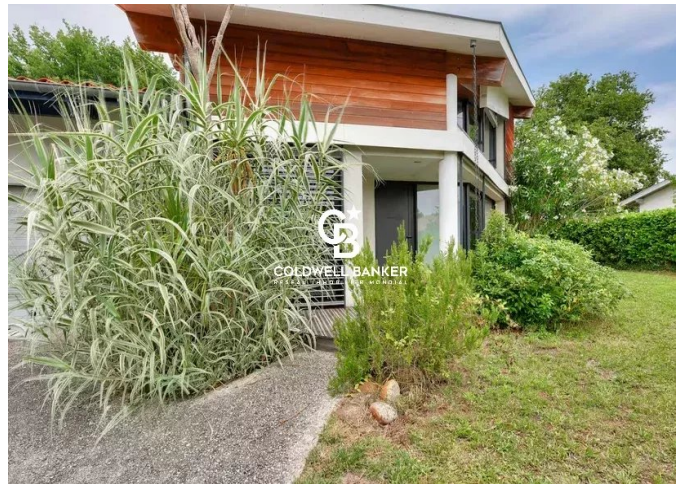
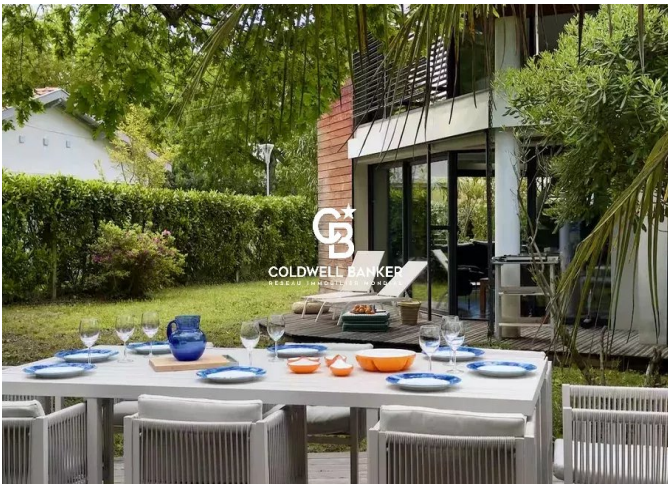
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 216

Indice d'émission de gaz à effet de serre (GES) : C 23



**COLDWELL BANKER**  
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