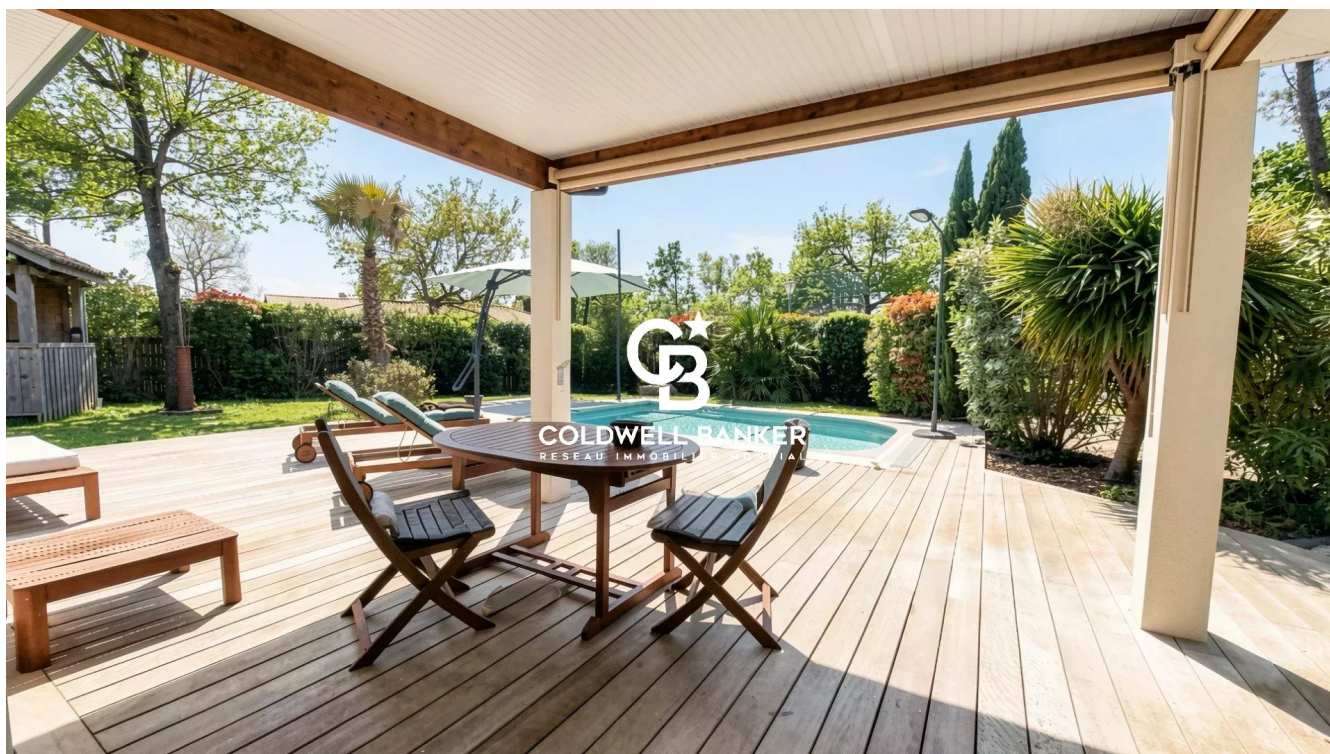


Maison Andernos-les-Bains 112 m²



PRIX DE VENTE : 750 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty, Andernos-les-Bains agency, presents this elegant contemporary villa, ideally located in Pas des Moliettes.

Built in 2020 by IGC, this single-storey property stands out for the quality of its features and its thoughtfully designed layout, perfectly suited for comfortable and harmonious family living.

With a living area of approximately 112 sqm, the property opens onto a welcoming entrance leading to a spacious, light-filled living area. The generously proportioned lounge/dining room is complemented by a fully fitted and equipped open-plan kitchen, creating a modern and convivial space.

The sleeping area is divided into two distinct sections:

On one side, three bedrooms with a shower room and WC,

On the other, a master suite with its own private shower room and WC, offering comfort and privacy.

Outside, the property sits on a beautifully landscaped plot of 820 sqm, designed to make the most of every moment. You will enjoy:

A swimming pool,

A covered terrace

A summer kitchen

A bicycle storage garage at the rear of the plot.

Contact us today to arrange a viewing.

Energy performance:

Energy rating: A (56 kWh/sqm/year)

Greenhouse gas emissions: A (2 kg CO₂/sqm/year)

Estimated annual energy costs for standard use: between €670 and €920 per year.

Asking price: €750,000

Agency fees payable by the buyer: €30,000 incl. VAT (i.e. 4.16%)

Net seller price: €720,000

Information on potential risks related to this property is available on the Géorisques website:

www.georisques.gouv.fr

For further information, please contact:

Christine HAUER – RSAC No. 494 327 679

Professional liability insurance No. 25032648

Discover all our properties on immoba.fr

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France, 33510, Andernos-les-Bains



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immoba@coldwellbanker.fr

CARACTÉRISTIQUES

| | | | | | |
|----------------|---------|------------------|----------------------|-----------------|-------|
| Type de bien : | Maison | Surface : | 112.0 m ² | Taxe foncière : | €2.00 |
| NB de pièces : | 5 rooms | NB de chambres : | 4 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) : A 56

Indice d'émission de gaz à effet de serre (GES) : A 2



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