

Maison Andernos-les-Bains 114 m<sup>2</sup>

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PRIX DE VENTE : 439 900 €

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

## DESCRIPTION

Coldwell Banker ImmoBIA Realty, real estate agency in Andernos-les-Bains, is proud to present this 115 m<sup>2</sup> house to renovate.

Located in a quiet residential setting, this traditional 1972 property offers great potential thanks to its two single-storey living areas, which can either be connected or used independently.

The first unit, approximately 72 m<sup>2</sup>, includes a bright living room with insert fireplace, a fitted separate kitchen, two spacious bedrooms, a shower room with walk-in shower, and a separate toilet. Comfort features include PVC double glazing and a ducted heat pump system. A terrace with an awning completes this space. Some updating will bring it fully up to modern taste, but the home is immediately habitable.

The second space, a 45 m<sup>2</sup> one-bedroom apartment adjoining and aligned with the main building, offers a valuable opportunity for extension or independent rental. It includes a kitchen, living room, bedroom with storage, shower room with toilet, and a rear terrace.

This unit also benefits from PVC double glazing and a heat pump with wall-mounted unit. Reconnecting both units is possible by reopening an existing former passage.

Mostly built on a crawl space, with roof and façade in excellent condition, the property stands on a fully enclosed 755 m<sup>2</sup> south-facing plot, suitable for installing a swimming pool.

For further information or to arrange a viewing, please contact us today.

Full risk information for this property is available on [georisques.gouv.fr](http://georisques.gouv.fr)

Energy performance:

DPE: D (249 kWh/m<sup>2</sup>/year)

GES: B (7 kg CO<sub>2</sub>/m<sup>2</sup>/year)

Estimated annual energy costs: €1,720 – €2,390 (reference year 2021)

Price: €439,900 (agency fees included), with agency fees of €24,900 incl. VAT—6%—payable by the buyer, for a net seller price of €415,000.

For further information or to schedule a visit, please contact Christine HAUER, registered under RSAC No. 494 327 679, with Professional Liability Insurance No. 25032648.

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## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	114.8 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)

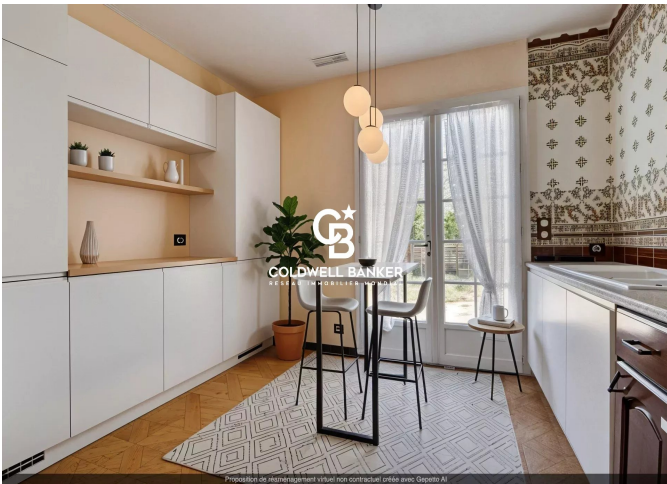
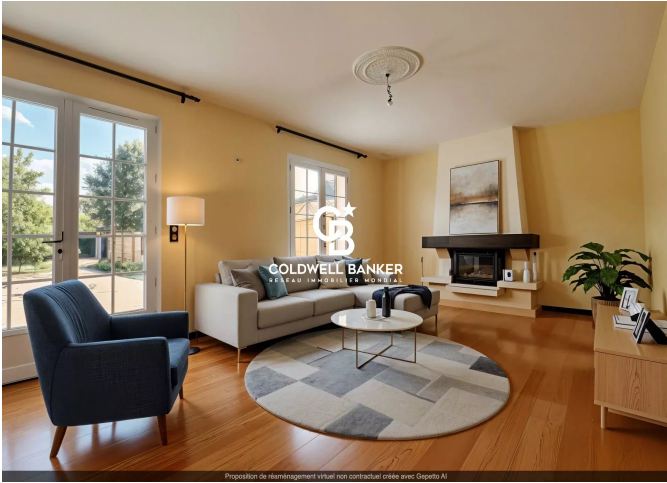
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 249

Indice d'émission de gaz à effet de serre (GES) : B 7



**COLDWELL BANKER**  
**EUROPA REALTY**



182 boulevard de la République  
France, 33510, Andernos-les-Bains



TÉL : +3356269214  
immoba@coldwellbanker.fr