

Maison Andernos-les-Bains 130 m²



PRIX DE VENTE : 1 820 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty, Andernos-les-Bains real estate agency, offers you, in the Bety neighborhood, in first line on the waterfront, this spectacular two-level villa.

Renovated in 2025, it offers a Bassin view from both levels with terraces: you can therefore choose your living floor.

The villa offers, on the ground floor, a summer kitchen, a living room, a dining room as well as a laundry room. The sleeping area, meanwhile, serves a suite with Bassin view with its dressing room, shower room and a sauna.

On the upper floor, a kitchen and a living/dining area (with fireplace) with an incredible view of the Bassin are also provided, along with 2 bedrooms sharing a bathroom.

The property also includes a double garage adjoining an office, a 5-person spa on the upper terrace and a swimming pool, all on a landscaped plot of 560 m².

A decidedly "Miami" style that offers unparalleled comfort and views.

Energy performance certificate (DPE) in progress

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

Price of the property: €1,820,000, agency fees payable by the buyer of €70,000 including VAT, i.e. 4 %, are included. Net seller price: €1,750,000.

For more information, contact Christine HAUER. RSAC No 494 327 679 . RCP No. 25032648.

Find all our listings on IMMOBA.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	130.6 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

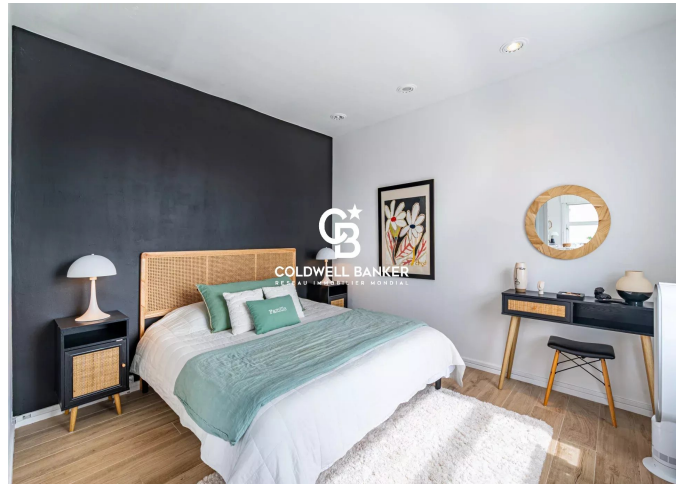
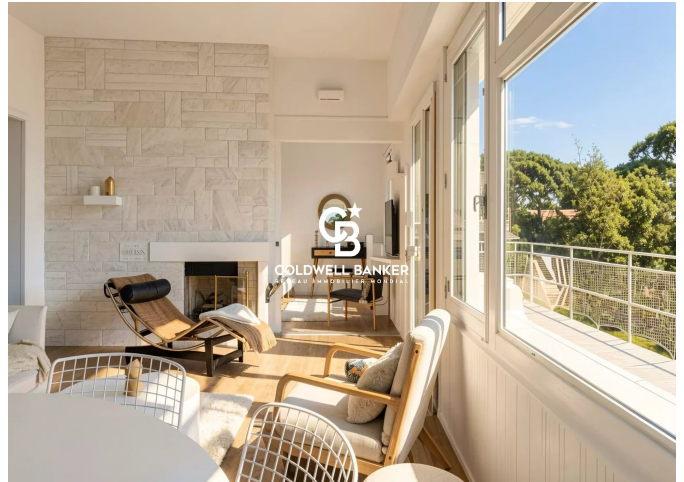
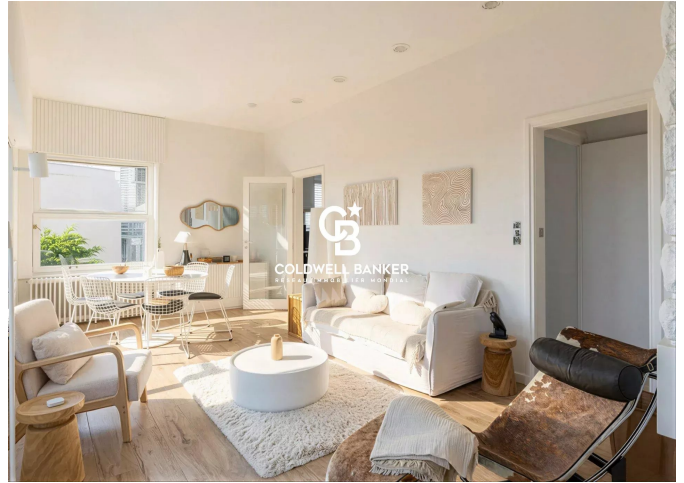
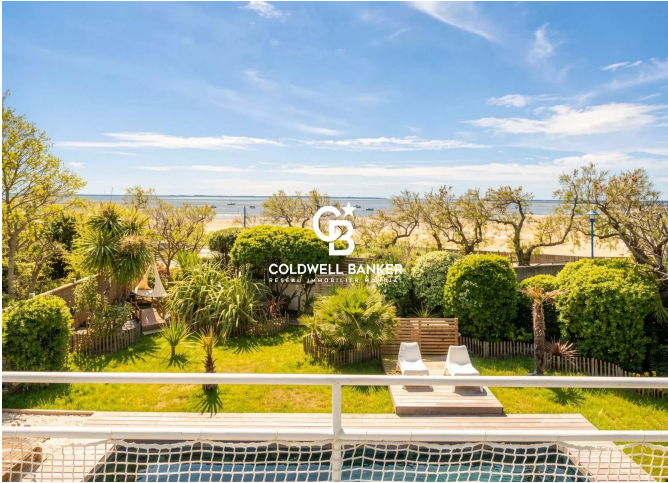
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 249

Indice d'émission de gaz à effet de serre (GES) : D 31



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