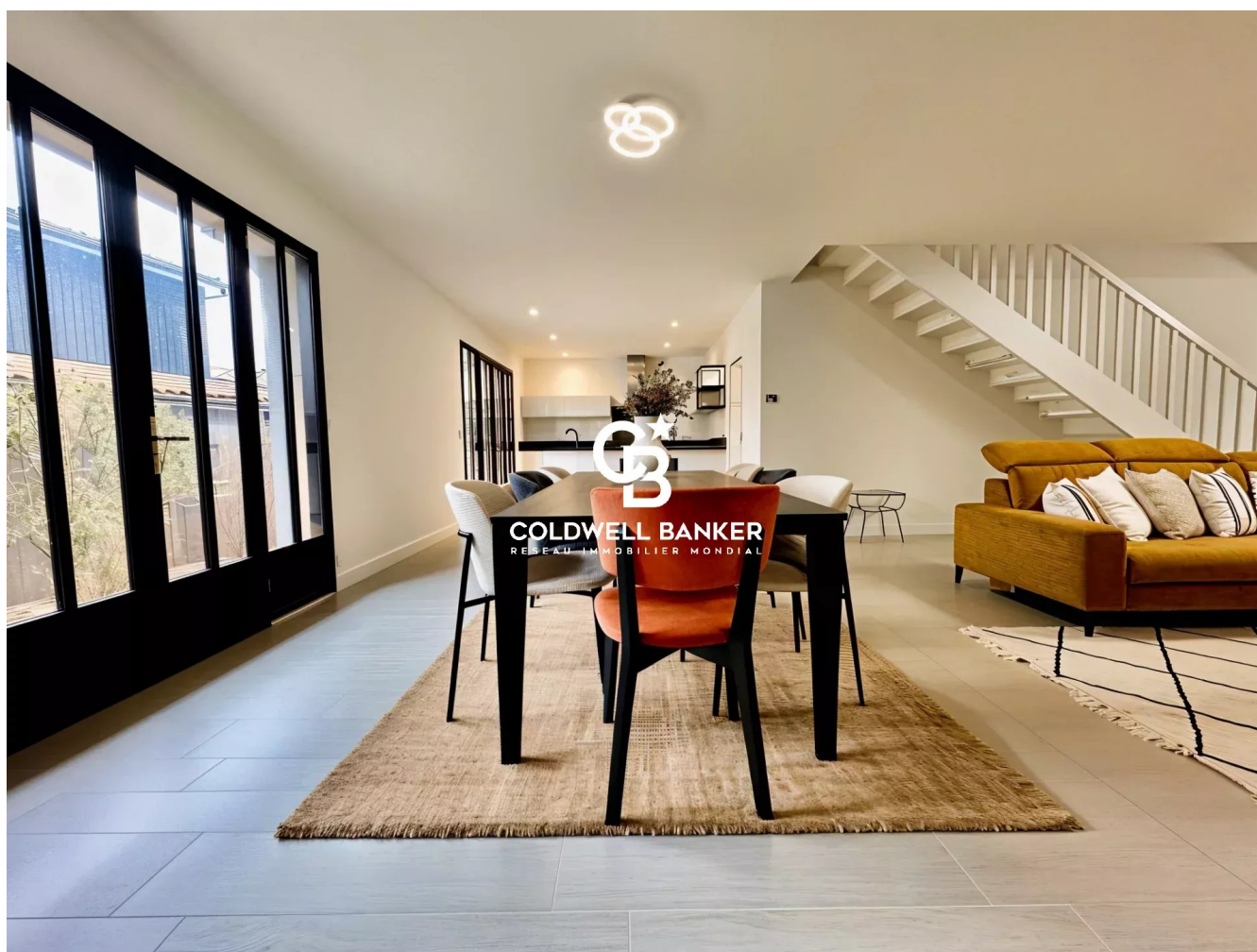


Maison Andernos-les-Bains 157 m²



PRIX DE VENTE : 950 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty, real estate agency in Andernos-les-Bains, is delighted to present this superb newly built home located in the highly sought-after Mauret neighbourhood, just a few steps from the Arcachon Bay and its beaches.

Discover this beautiful contemporary villa offering approximately 157 m² of living space on a fully landscaped and enclosed 560 m² plot.

Recently completed and still under ten-year warranty, the property stands out for its generous volumes and abundant natural light.

The ground floor features a vast, nearly 70 m² living area extended by an open-plan fitted kitchen, a utility room, a master suite with private shower room, and a separate toilet.

Upstairs, you will find three beautiful bedrooms, including a second suite with its own shower room, an additional shower room, and a separate WC.

Outdoors, the garden has been carefully designed by a landscape architect, offering a variety of plant species, several relaxation areas, two wooden terraces including one covered, a jacuzzi for warm summer evenings, and a 20 m² garage with internal access.

Ideally located in a quiet setting less than 100 metres from the beach and right next to the cycle paths, this villa combines modern comfort, refined features, and an exceptional location.

Energy Performance:

DPE: A (39 kWh/m²/year)

GES: A (1 kg CO₂/m²/year)

Estimated annual energy costs: €447–€605 (reference year)

Reduced notary fees.

Price: €950,000 (agency fees included), with €30,000 incl. VAT (3.26%) in agency fees payable by the buyer.

Net seller price: €920,000.

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

For further information, please contact Jean-François ZORZ.

Discover our exceptional properties on IMMOBA.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	157.0 m ²	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

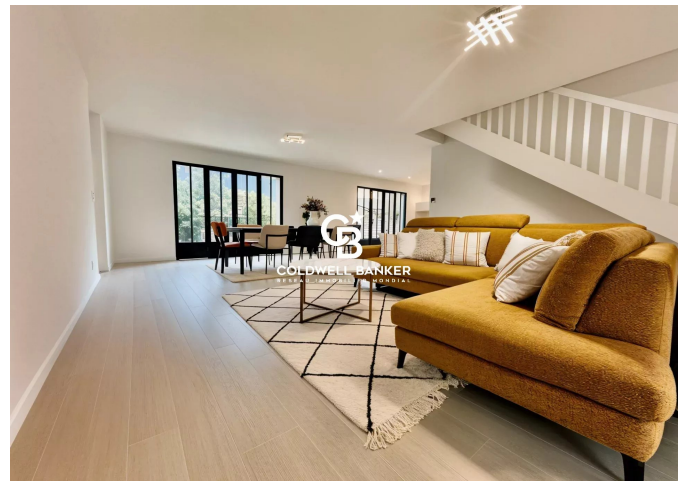
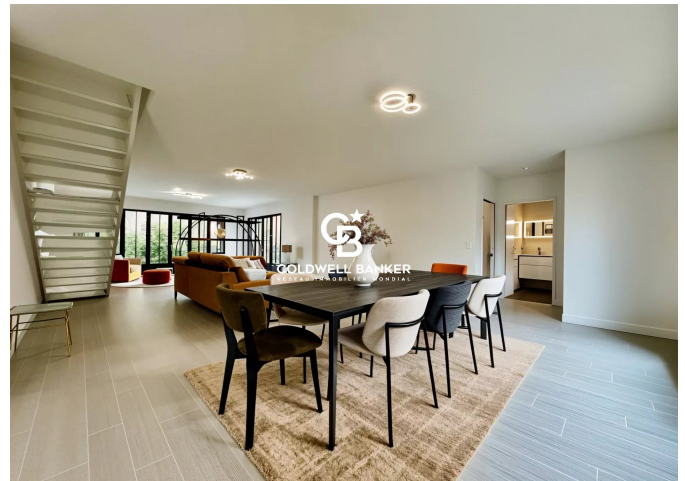
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 39

Indice d'émission de gaz à effet de serre (GES) : A 1



COLDWELL BANKER
EUROPA REALTY



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



TÉL : +33556269214
immoba@coldwellbanker.fr