

Maison Andernos-les-Bains 158 m²



PRIX DE VENTE : 847 600 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Your Coldwell Banker Immo Realty agency in Andernos presents:

In a prime location, in the heart of a quiet area bordering the forest, discover this superb contemporary house with a roof terrace, bathed in light and offering high-quality features.

On the ground floor, you will be charmed by a welcoming entrance leading to a spacious living/dining room with a fireplace, ideal for entertaining. The kitchen, elegantly separated by a glass partition in a workshop style, combines functionality and modern design. A master suite with a shower room completes this level, along with a laundry room, a tiled garage, and a separate toilet.

Upstairs, the sleeping area offers three beautiful bedrooms with dressing rooms, one of which has its own shower room. You will also find a bathroom with a shower and a separate toilet.

Outside, the charm is immediate: a landscaped garden, a true haven of peace, a heated swimming pool to fully enjoy sunny days, a terrace with a pergola for relaxing moments, and a 20 m² garden shed.

Built on a plot of over 1,000 m², this property offers a rare living environment, blending modern comfort with nature. Underfloor heating and a cooling system ensure optimal well-being year-round.

An exceptional property to discover without delay.

Technical information: Energy Performance Certificate (EPC) rating B (79 kWh/m²/year) and Greenhouse Gas Emissions (GHG) rating A (2 kg CO₂/m²/year)

Estimated annual energy costs for standard use: between €970 and €1,400/year.

Property price: €847,600, including agency fees of €32,600 (5% including VAT) payable by the buyer.

Net seller price: €815,000

View the risk assessment for this property on georisques.gouv.fr

For more information, contact Christine HAUER. RSAC No. 494 327 679. Professional liability insurance No. 25032648.

Find all our properties on IMMOBA.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	158.0 m ²	Taxe foncière :	€3.00
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

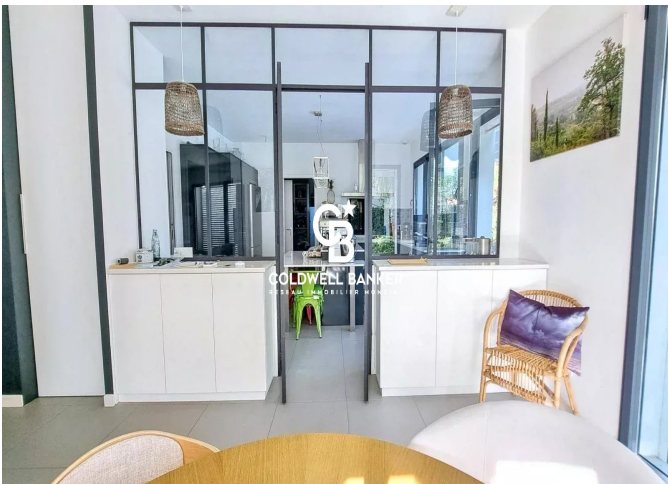
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 79

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



COLDWELL BANKER
EUROPA REALTY



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



TÉL : +33556269214
immoba@coldwellbanker.fr