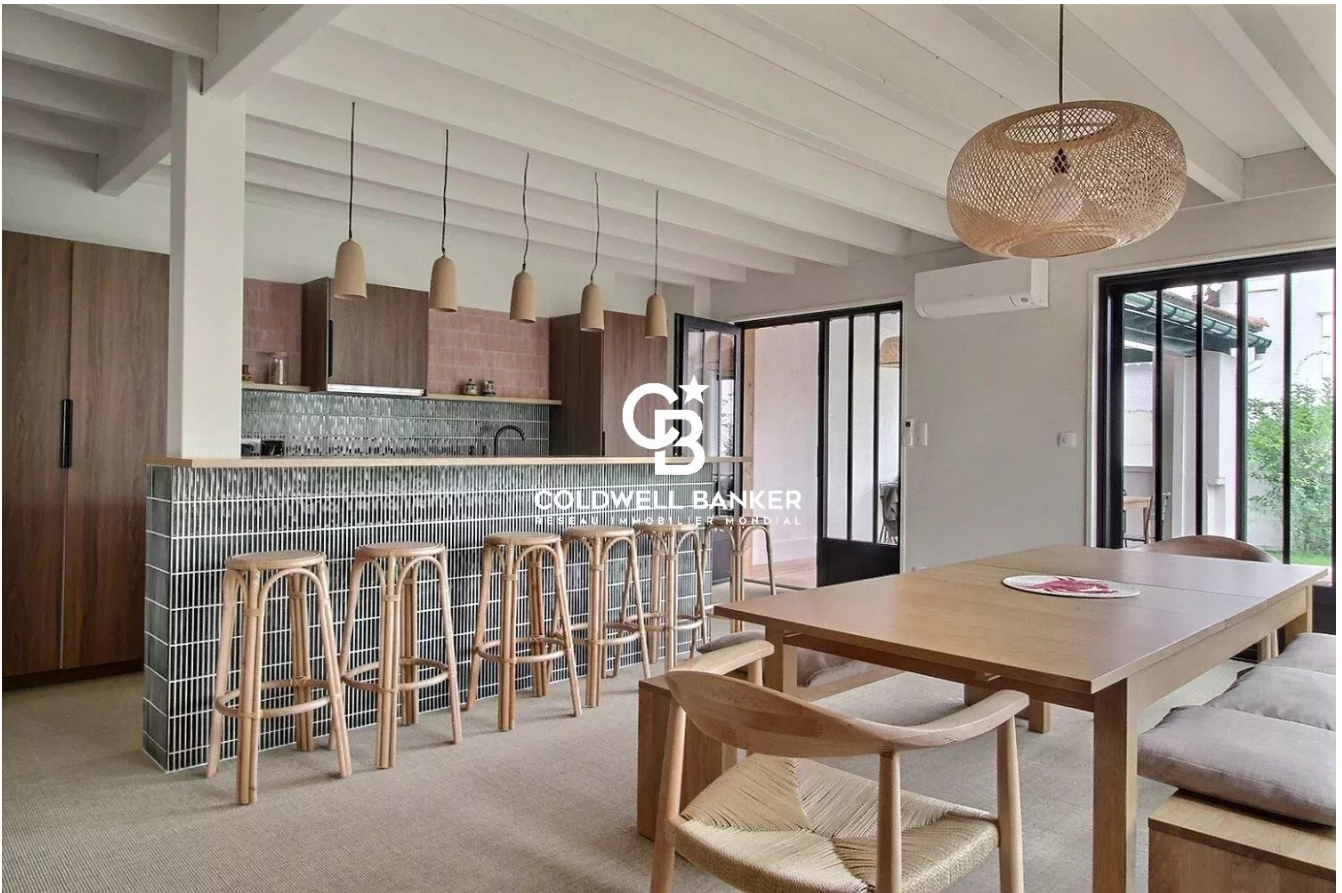


Maison Andernos-les-Bains 177 m<sup>2</sup>

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PRIX DE VENTE : 1 390 000 €

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

## DESCRIPTION

Coldwell Banker Immoba Realty, Andernos-les-Bains agency, presents this beautifully renovated and extended wooden villa, located in the sought-after Mauret district, just steps from shops and the Bay. Renovated with style, comfort, and elegance in 2022 by an architect.

High-quality materials and thoughtfully designed spaces (including a stunning staircase) give this property a truly unique character.

From the entrance, you're welcomed by warmth, light, and spaciousness.

The villa features a friendly living area with a fully equipped kitchen, a lounge, and a 35 m<sup>2</sup> dining room. The ground floor sleeping area includes 3 bedrooms, one with a private shower room, and two others sharing a bathroom.

Upstairs, the master suite offers peace and privacy, complete with its own shower room and south-facing windows designed to maximize light and comfort.

An intimate, covered terrace allows you to enjoy shaded, extended meals outdoors.

In the garden, you have the option to install a pool or jacuzzi as you wish.

A separate wooden outbuilding with its own access and small garden houses a studio with 2 bedrooms, a shower room, and a lovely little kitchen – perfect as a guesthouse or for independent rental. Complete autonomy for your guests.

In total, the property offers 6 bedrooms – ideal for a family.

The quality of materials used throughout is impeccable.  
No overlooking neighbors.

A must-see property – the kind of hidden gem that's rarely on the market and highly sought after.  
Absolutely no false notes!

Energy rating in progress.

Information on potential risks related to this property is available at: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Property price: €1,390,000 including agency fees, with agency fees of €66,000 incl. VAT (5%) payable by the buyer.

Net seller price: €1,324,000

For more information, contact Jean-François ZORZ

Find all our listings on IMMOBA.

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



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[immoba@coldwellbanker.fr](mailto:immoba@coldwellbanker.fr)

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	177.0 m <sup>2</sup>	NB de pièces :	7 rooms
NB de chambres :	6 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)

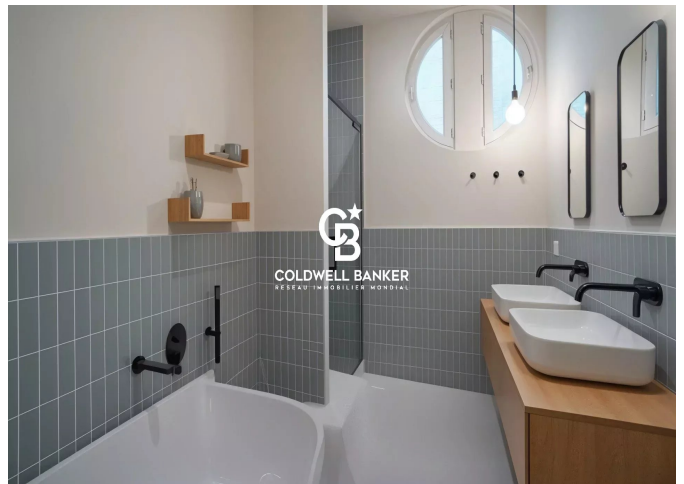
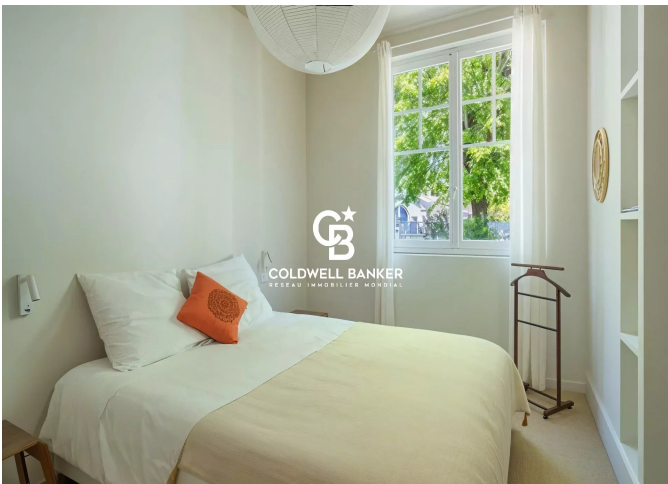
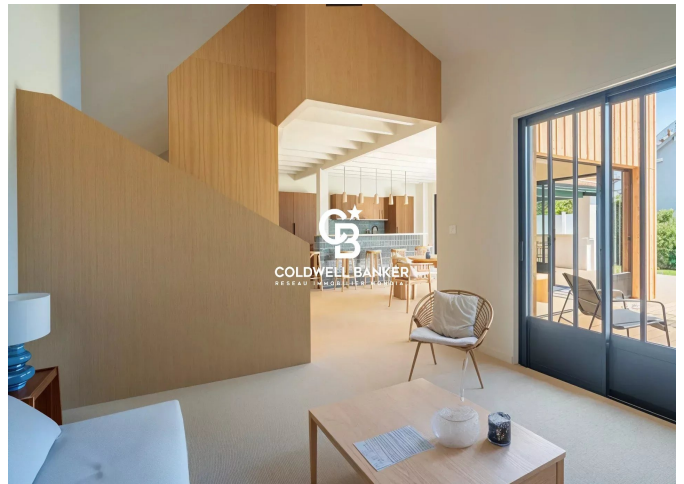
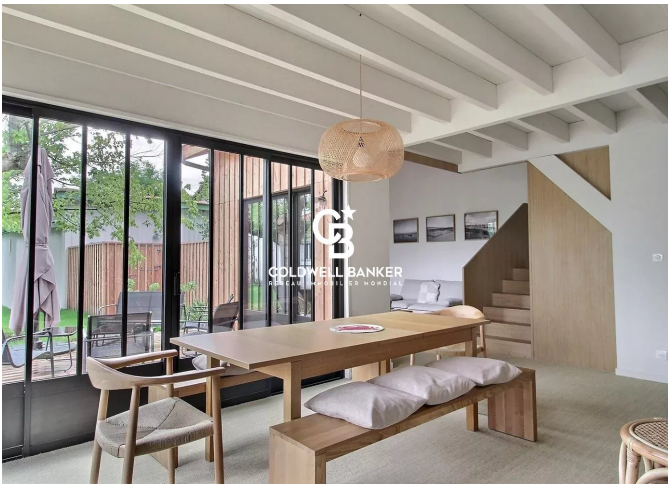
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : In progress -2

Indice d'émission de gaz à effet de serre (GES) : In progress -2



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



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