

Maison Andernos-les-Bains 183 m²



PRIX DE VENTE : 1 890 000 €

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DESCRIPTION

Coldwell Banker Immoba Realty Andernos-les-Bains presents this delightful Arcachon-style home built in 2019, ideally nestled just steps away from local amenities and the Bassin. It is sure to charm you with its elegance and refined character.

From the entrance, authentic cement tiles create a warm and inviting atmosphere. The spacious living room is bathed in natural light thanks to large bay windows that open onto the garden and pool. A blonde stone fireplace and solid oak herringbone parquet flooring provide a touch of authenticity and sophistication. The fully equipped kitchen opens seamlessly onto the living room, with an adjacent pantry offering practical storage.

The ground floor features a generous 30 m² master suite with dressing room, bathroom and private WC, providing a luxurious and comfortable night area. A guest WC at the entrance completes this level for added convenience.

Upstairs, a solid wood staircase leads to a landing distributing three spacious bedrooms, a shower room, and a separate WC. It is also possible to add an additional shower room in one of the bedrooms, offering extra flexibility in layout.

Comfort is guaranteed year-round thanks to a ducted heat pump system ensuring ideal temperatures in all seasons. Outside, on a plot of over 900 m², you will find a charming two-room guest house, a heated 9 m x 4 m swimming pool, and a 16 m² technical room.

An additional asset: the house can be extended or a garage can be built thanks to approximately 130 m² of remaining building rights (35% ground coverage). The property is also located in a "white zone" of the PPRSM (coastal flooding risk prevention plan), ensuring it is not exposed to flooding.

Come and discover this exceptional home that combines modern comfort with traditional charm, offering an idyllic lifestyle in Andernos-les-Bains.

Risk information for this property is available at: www.georisques.gouv.fr

DPE pending

GES pending

Estimated annual energy costs: pending

Sale price: €1,890,000 (fees included), with €90,000 in agency fees (5%) paid by the buyer.

For more information, please contact Jean-François ZORZ

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	183.0 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) : In progress -2

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

