

Maison Andernos-les-Bains 242 m<sup>2</sup>

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PRIX DE VENTE : 1 699 000 €

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## DESCRIPTION

Coldwell Banker Immoba Realty, Andernos-les-Bains Real Estate Agency, presents this villa built in 2021 by the renowned local builder GMD, just steps from the Bassin, offering exceptional, high-end finishes.

You first arrive through a large outdoor parking area that accommodates up to five cars. The double garage and five additional outdoor parking spaces offer a true luxury in the town center: the ability to park easily, for you and your guests.

The entrance opens onto a large South-East facing living area, filled with natural light thanks to its partially retractable sliding glass doors, and warmed by a fireplace.

A quiet office, a bright living room, a dining room, and an open kitchen make up exceptionally spacious living areas.

Storage has also been given priority: a laundry room, a pantry, and a wine cellar, not to mention the large garage with its mezzanine!

The ground-floor night area features a generously sized primary suite.

This villa is designed for outdoor living, offering both protected spaces—covered terrace for the living room, covered summer dining area, outdoor kitchen—and sunny spaces with a large Kebony wood deck and a heated saltwater pool (3x7 m, electric cover). This above-ground pool is accessible via a few steps.

The first floor offers four suites, two of which open onto a continuous balcony with beautiful views over the rooftops of Andernos—one of this property's charming advantages.

The outdoor spaces are perfectly landscaped. The double garage includes an upper level that can be converted and is currently used for storage (offering the potential for approx. two additional bedrooms). On the ground floor, several heating/cooling systems are available: underfloor heating via a mixed gas-solar boiler (also provides hot water), fireplace, and air conditioning. On the first floor, a reversible air-conditioning system is installed.

Additional features include an automatic irrigation system, video surveillance, motorised gates and shutters, and a structured cabling network.

Energy performance:

DPE A (36 kWh/m<sup>2</sup>/year) – GES A (2 kg CO<sub>2</sub>/m<sup>2</sup>/year)

Estimated annual energy costs: between €780 and €1,130 per year.

Sound system installed in both living and sleeping areas.

Information regarding risks to which this property is exposed is available on: [georisques.gouv.fr](https://georisques.gouv.fr)

Sale price: €1,699,000 (fees included)

Agency fees: €59,000 incl. VAT (3.6%), at the buyer's expense.

For more information, please contact Jean-François ZORZ.

RSAC No. 854 067 62 – RCP No. 60660388.

View all our listings on IMMOBA.

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	242.0 m <sup>2</sup>	NB de pièces :	6 rooms
NB de chambres :	5 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)

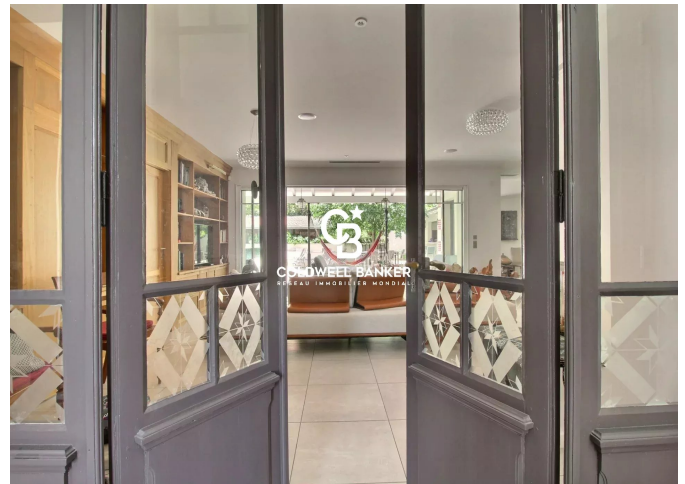
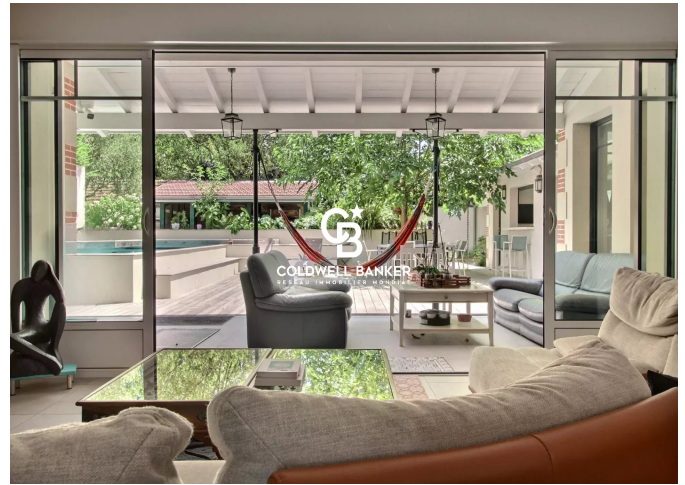
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 36

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



**COLDWELL BANKER**  
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