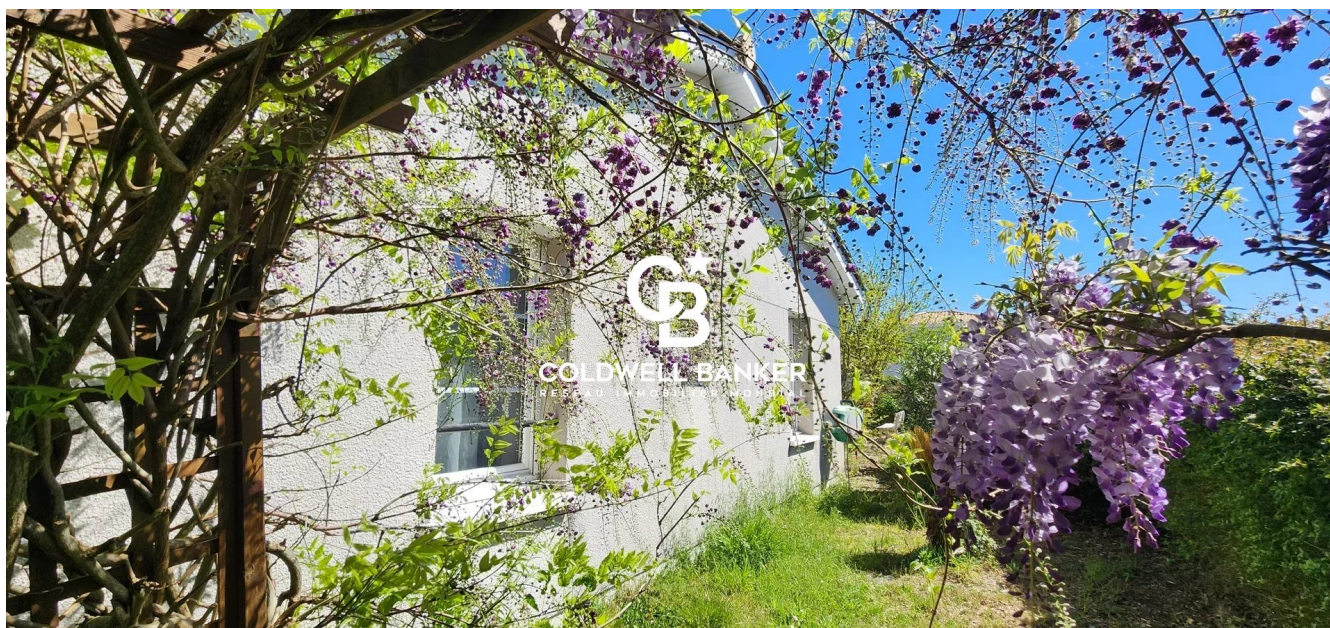


Maison Andernos-les-Bains 97 m²



PRIX DE VENTE : 499 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

COLDWELL BANKER presents this charming single-storey house ideally located in a particularly quiet setting, 1.3 km from the town centre and the picturesque oyster port.

From the entrance, you will be charmed by a beautiful bright living area of almost 50 m², consisting of a welcoming living/dining room open to a fully fitted and equipped kitchen.

The sleeping area offers three comfortable bedrooms, as well as a shower room with WC. A practical utility room, adjoining a bike garage, completes the property.

Outside, you will enjoy pleasant enclosed, tree-filled grounds, ideal for relaxing in complete tranquillity. A parking space completes the property.

A property combining peace and quiet, quality of life and immediate proximity to amenities and the basin.

Energy rating: DPE C (191) GES B (6)

Annual energy expenses between €1,400 and €1,900.

Sale price €499,000, fees payable by the buyer amounting to €19,000, seller's net price €480,000.

Check the risks to which this property is exposed at: www.georisques.gouv

Contact Corinne Prémont

RSAC 384 152 203 RCP 127 100 479

Our properties on IMMOBA.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	97.0 m ²	NB de pièces :	5 rooms
NB de chambres :	3 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

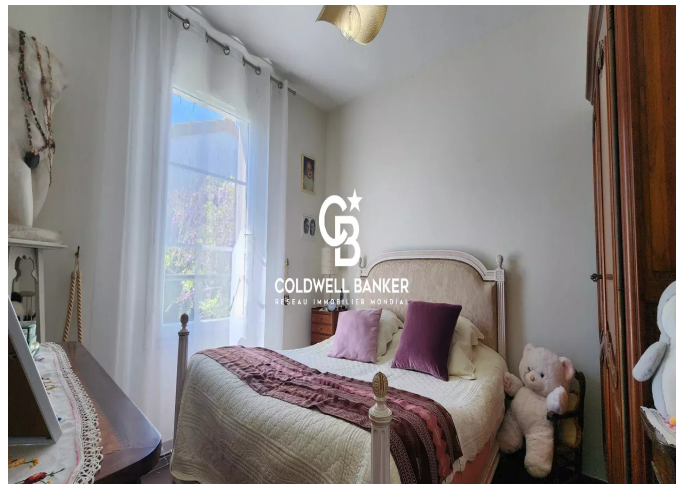
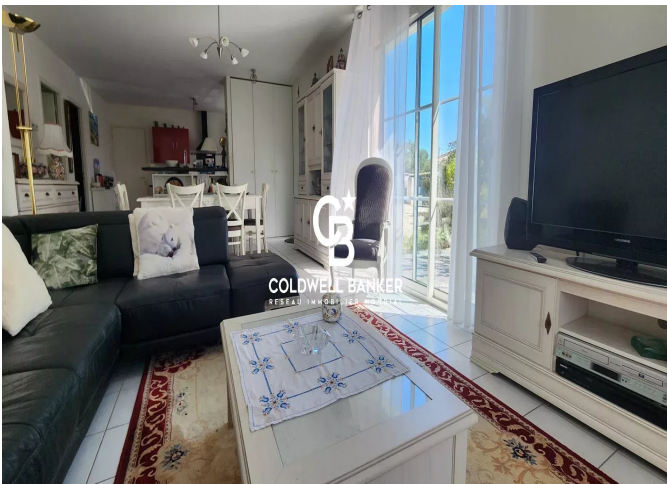
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 158

Indice d'émission de gaz à effet de serre (GES) : B 6



COLDWELL BANKER
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