

Maison Arès 175 m²



PRIX DE VENTE : 875 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty, Andernos-les-Bains real estate agency, presents this generous 175 m² family home with 4 bedrooms, including a 34 m² ground-floor suite and a second bedroom also on the ground level. Ideally located for nature lovers, the property is just a short walk from the Bassin, beach, and forest.

Main Features:

Open-plan living/dining/kitchen area with fireplace, opening onto the pool and terrace

This space can be expanded to 70 m² by removing partitions if desired

8 x 4 m heated swimming pool with solar heating and outdoor hot-water shower

100 m² of wooden terraces, including a charming summer terrace off the kitchen

Additional Spaces:

Numerous outbuildings, including a 30 m² office (in addition to the 175 m² main house), ideal for a home business or guest accommodation

Electric gate with video surveillance system

Energy Ratings:

DPE: D (201 kWh/m²/year)

GES: C (11 kg CO₂/m²/year)

Estimated annual energy costs: approximately €2,048

Risk information available at: www.georisques.gouv.fr

Price (Agency Fees Included):

€887,500 (agency commission included, payable by the seller)

For further information, please contact

Florence BESSONNEAU – RSAC 883 917 106 – RCP 057 160 041 0002

182 boulevard de la République
France, 30510, Andernos-les-Bains



TÉL : +33556269214
immoba@coldwellbanker.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	175.0 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

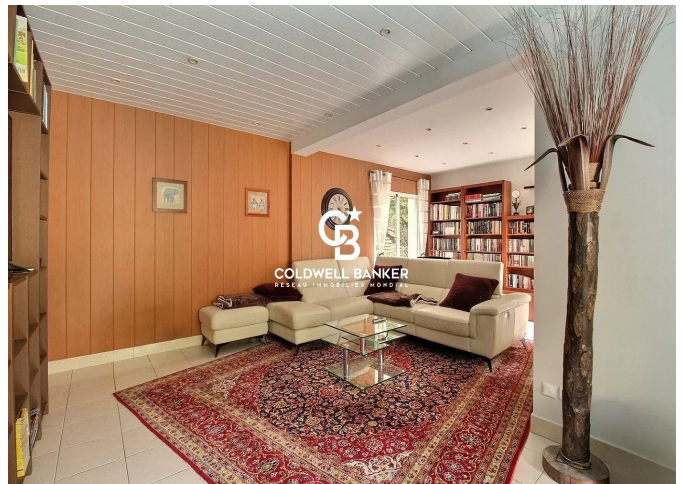
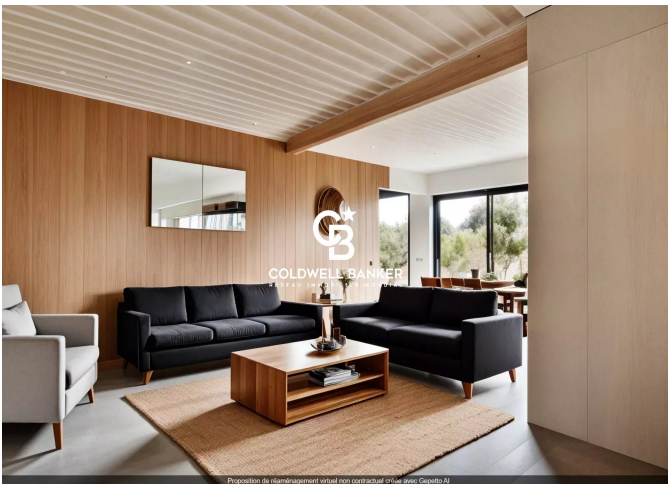
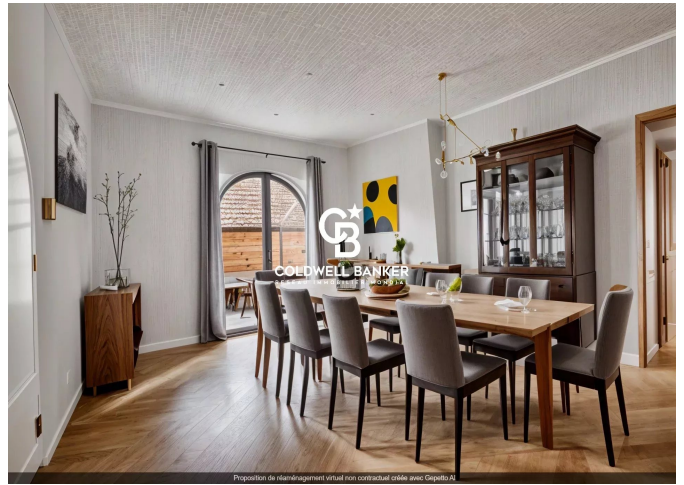
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 201

Indice d'émission de gaz à effet de serre (GES) : C 11



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