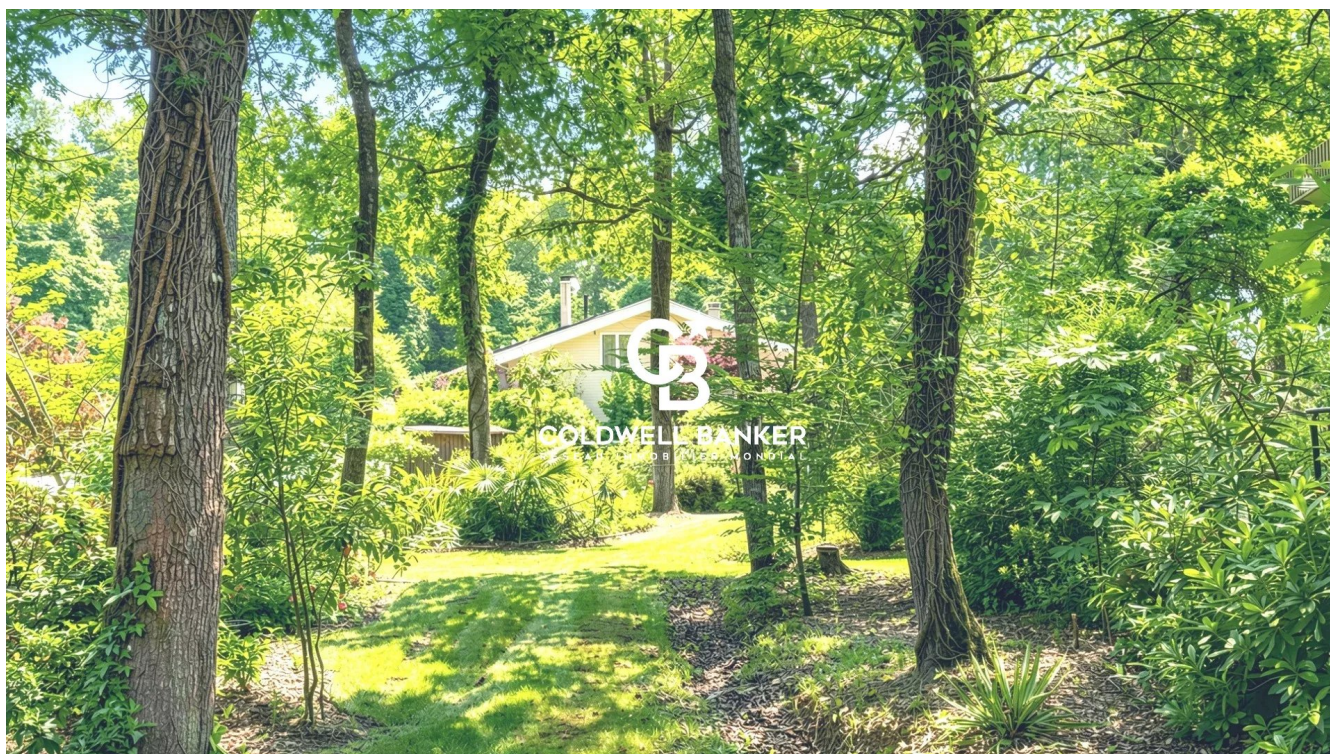


Maison Audenge 180 m<sup>2</sup>

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PRIX DE VENTE : 675 000 €

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

EXCLUSIVITÉ

## DESCRIPTION

Ideally located in Audenge, close to the town center and all local amenities, Coldwell Banker Immoba Realty – Andernos-les-Bains Real Estate Agency presents this large family home built in 2006.

Nestled in a peaceful and very green environment, the house offers over 180 m<sup>2</sup> of living space on a vast constructible plot of approximately 2 900 m<sup>2</sup>. Its generous volumes make it an ideal and comfortable living space for a family.

### Interior Space:

An 89 m<sup>2</sup> living area: bright and friendly, it brings together the living room, dining room, open-plan kitchen, and a veranda opening directly onto the surrounding nature.

The ground floor: offers a convenient single-level night space with three bedrooms (including a master suite with its own shower room), completed by a pantry and an attached garage.

The upper floor: features two beautiful bedrooms, each with its own private terrace and unobstructed views of the garden. They share a large dressing room and a family bathroom.

### Exteriors and Outbuildings:

The landscaped grounds, passionately created and maintained by a botanical professional, stand out for their wide variety of ornamental and sometimes rare plant species, offering a private setting throughout the seasons. The garden also features an indoor swimming pool, as well as several outbuildings, sheds, and detached garages, highly functional for daily use.

### Technical Equipment:

The house benefits from quality installations: underfloor heating on the ground floor via a heat pump, solar panels, and a rainwater harvesting system.

Ready to move into, this solid house provides an excellent base to settle down near the Arcachon Bay, while leaving its future owners the freedom to unlock its full potential over time.

EPC B (78,3kWh/m<sup>2</sup>/year) – GHG A (2,18 kgCO<sub>2</sub>/m<sup>2</sup>/year)

Estimated annual energy expenses: between 830 € and 1 140 €

Property price: 675 000 € Agency Fees Included (Fees paid by the seller)

Information on the risks to which this property is exposed is available on the website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

For more information, please contact:

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

Find all our properties on [IMMOBA.FR](http://IMMOBA.FR)



## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	180.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	7 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](http://www.georisques.gouv.fr)

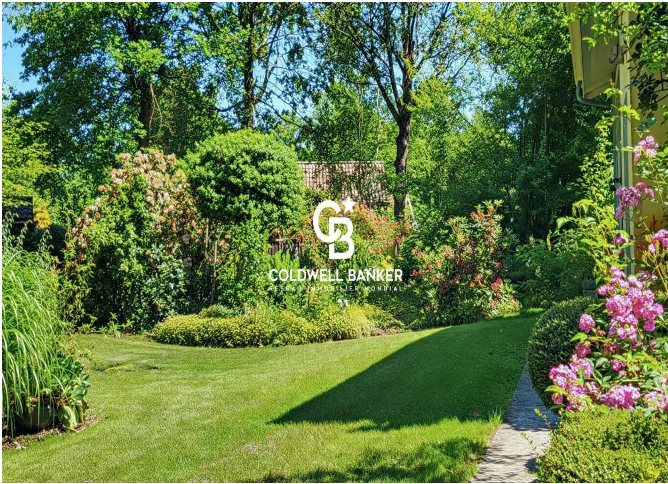
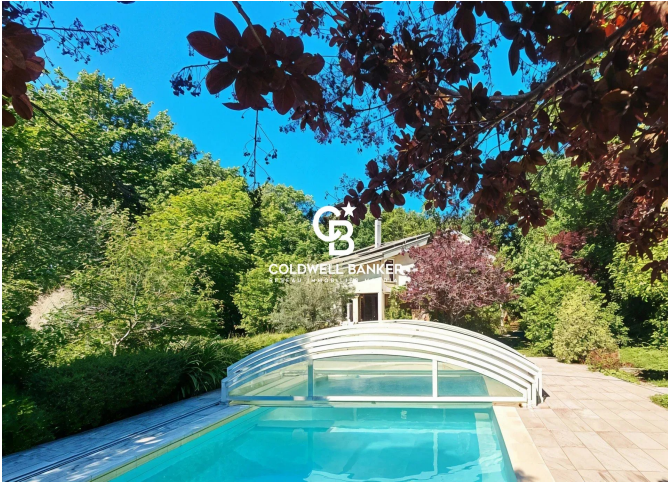
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 78

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



**COLDWELL BANKER**  
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