

Maison Andernos-les-Bains 157 m²



PRIX DE VENTE : 698 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty – Andernos-les-Bains presents this single-storey detached villa, built in 2005, offering a total surface area of 172 sqm, including 157 sqm of living space, set on a landscaped plot in a residential area with no overlooking neighbors.

The house opens onto an entrance leading to a living area of approximately 47 sqm, facing southwest, featuring large bay windows and a fireplace. The fitted and fully equipped kitchen is semi-open to the living space and provides direct access to a covered terrace.

The property also includes a laundry room and a pantry.

The sleeping area consists of a master suite with a walk-in closet and a shower room, four additional bedrooms, a bathroom, and a second shower room. Storage spaces complete the property.

An attached garage as well as a covered terrace enhance the features. The property is equipped with gas central heating, a fireplace, double-glazed windows, and is connected to the mains drainage system.

The plot, with no overlooking neighbors, allows for the installation of a swimming pool. An extension of approximately 50 sqm is also possible, subject to planning permission.

Located in a residential area of Andernos-les-Bains, the house benefits from close proximity to shops, the market, cycling paths, schools, and beaches.

Energy performance rating: C (84 kWh/sqm/year)

Greenhouse gas emissions: C (16 kg CO₂/sqm/year)

Estimated annual energy costs: between €1,050 and €1,480 per year

Average energy prices indexed as of January 1, 2021 (subscriptions included)

Sale price: €698,000 (agency fees included), of which 3,41% incl. VAT is payable by the buyer.

Contact:

Jean-François Zorz

Coldwell Banker Immoba Realty

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	157.0 m ²	NB de pièces :	6 rooms
NB de chambres :	5 bedrooms				

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

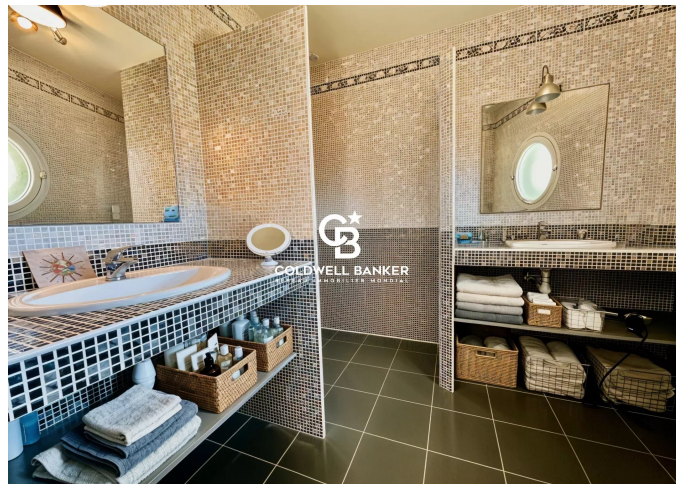
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 84

Indice d'émission de gaz à effet de serre (GES) : C 16



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