

Maison Andernos-les-Bains 167 m²



PRIX DE VENTE : 868 400 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty, Andernos-les-Bains real estate agency, presents this charming and impeccably maintained traditional home, built in 2005, and nestled in a peaceful neighborhood of Andernos.

With 168 m² of living space and an attached 22 m² garage, this villa, built with respect for local architectural traditions, is sure to win you over.

Main Features:

A spacious, light-filled 73 m² living area, featuring a welcoming fireplace

Covered terrace extending the living room – perfect for outdoor relaxation

Fully equipped, independent kitchen with generous space

Sleeping Area:

Three ground-floor bedrooms, including one with an ensuite shower room

One bathroom and an additional shower room with toilet

Fourth bedroom in the attic, accessible via a fitted office space

Exterior:

Over 700 m² of beautifully landscaped grounds

Traditional heated pool (6m x 2.5m)

Masonry garden shed

Set in a quiet location and close to all amenities, this property is ideal as a primary residence or a second home.

Energy Ratings (Old Version):

DPE: B (77)

GES: C (18)

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

Price:

€899,600 (agency fees included)

Agency fees: €34,600 incl. VAT (4%), payable by the buyer

Net seller price: €865,000

For more information, please contact Jean-François ZORZ

Find all our listings on IMMOBA.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	167.0 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

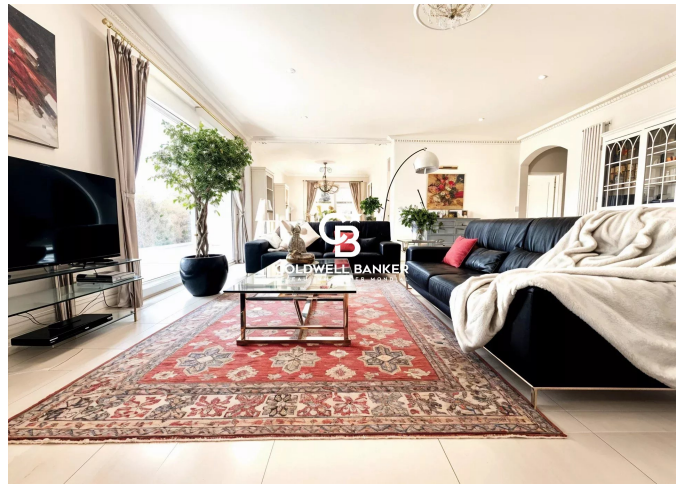
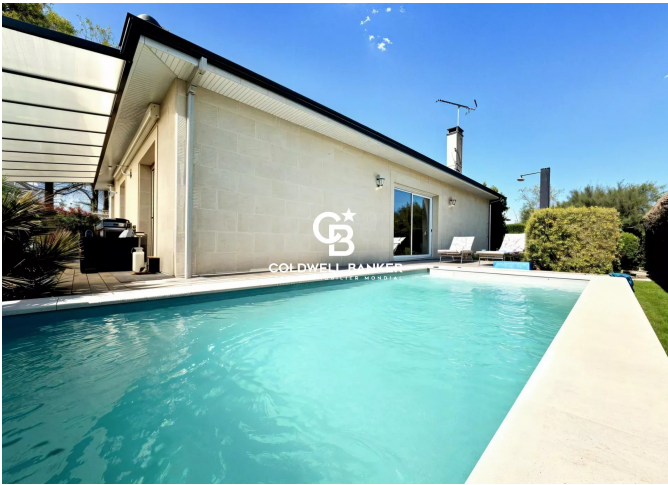
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 117

Indice d'émission de gaz à effet de serre (GES) : C 15



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