

Maison Andernos-les-Bains 183 m²



PRIX DE VENTE : 898 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty – the Andernos-les-Bains agency presents this elegant Landes-style house situated in the heart of a sought-after residential area, a few minutes from the beaches, the town centre and all amenities.

Built on a fenced, tree-lined plot, this villa offers a rare layout with three independent living areas, ideal for a large family, a self-employed professional or an investment rental project.

The single-storey main house comprises a bright living room with fireplace, a fitted kitchen with adjoining utility room, three bedrooms, an office and a bathroom.

An attached self-contained unit, currently used as a holiday rental, includes a living room, a bedroom, a shower room with toilet and benefits from a superb private terrace. An ideal solution to generate additional income or to accommodate family and friends independently.

Upstairs, a separate T2 apartment with private external access offers an entrance, an open-plan kitchen/living room, a bedroom and a bathroom. A real additional asset for a rental project or a professional activity.

Outside, the amenities invite relaxation: swimming pool, summer kitchen, outdoor shower and landscaped garden create a privileged living environment, conducive to convivial moments.

Comfort features perfectly complete the property:

- Mains gas central heating
- Air conditioning
- Motorized gate with video intercom
- Detached garage
- Several parking spaces on the plot

Key points:

- Sought-after residential neighbourhood
- Immediate proximity to beaches and amenities
- Three independent living areas
- Strong rental potential (seasonal or annual)
- Ideal for a self-employed professional or a multigenerational family
- Pool and landscaped outdoor spaces
- Numerous parking spaces

DPE: C (122 kWh/m²/year)

GES: C (26 kg CO₂/m²/year)

Estimated annual energy costs for standard use: between €1,760 and €2,430.

Sale price: €898,000 including agency fees

Fees payable by the buyer: 5% incl. VAT, i.e. €42,762

Net seller price: €855,238

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

For further information or to arrange a viewing, contact Jean-François ZORZ.

Find all our properties on [IMMOBA.FR](https://www.immoba.fr).

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	183.0 m ²	Taxe foncière :	€2.00
NB de pièces :	6 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

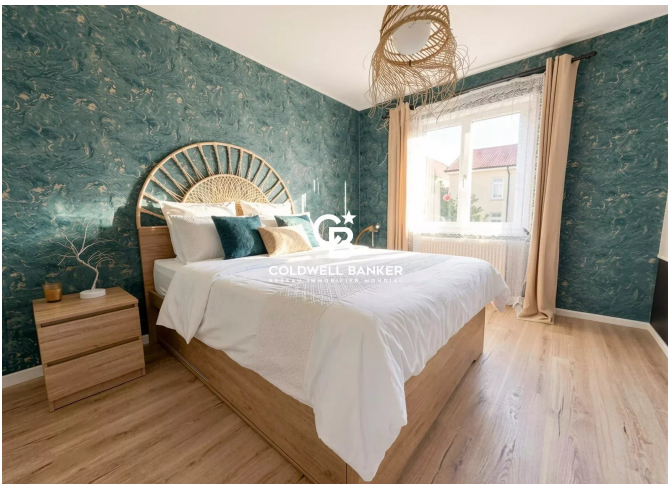
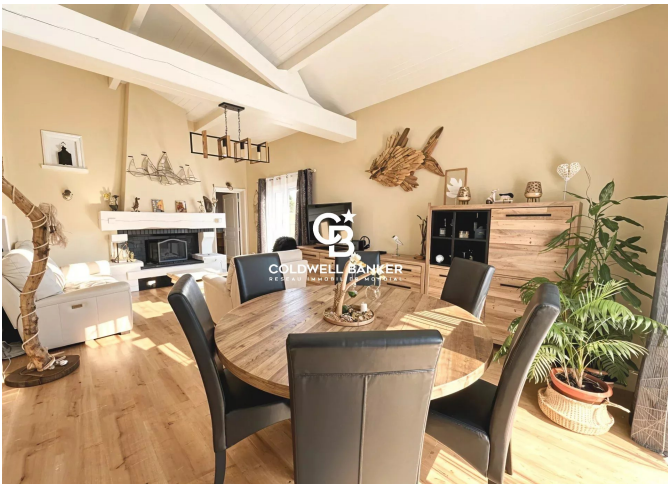
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 122

Indice d'émission de gaz à effet de serre (GES) : C 26



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