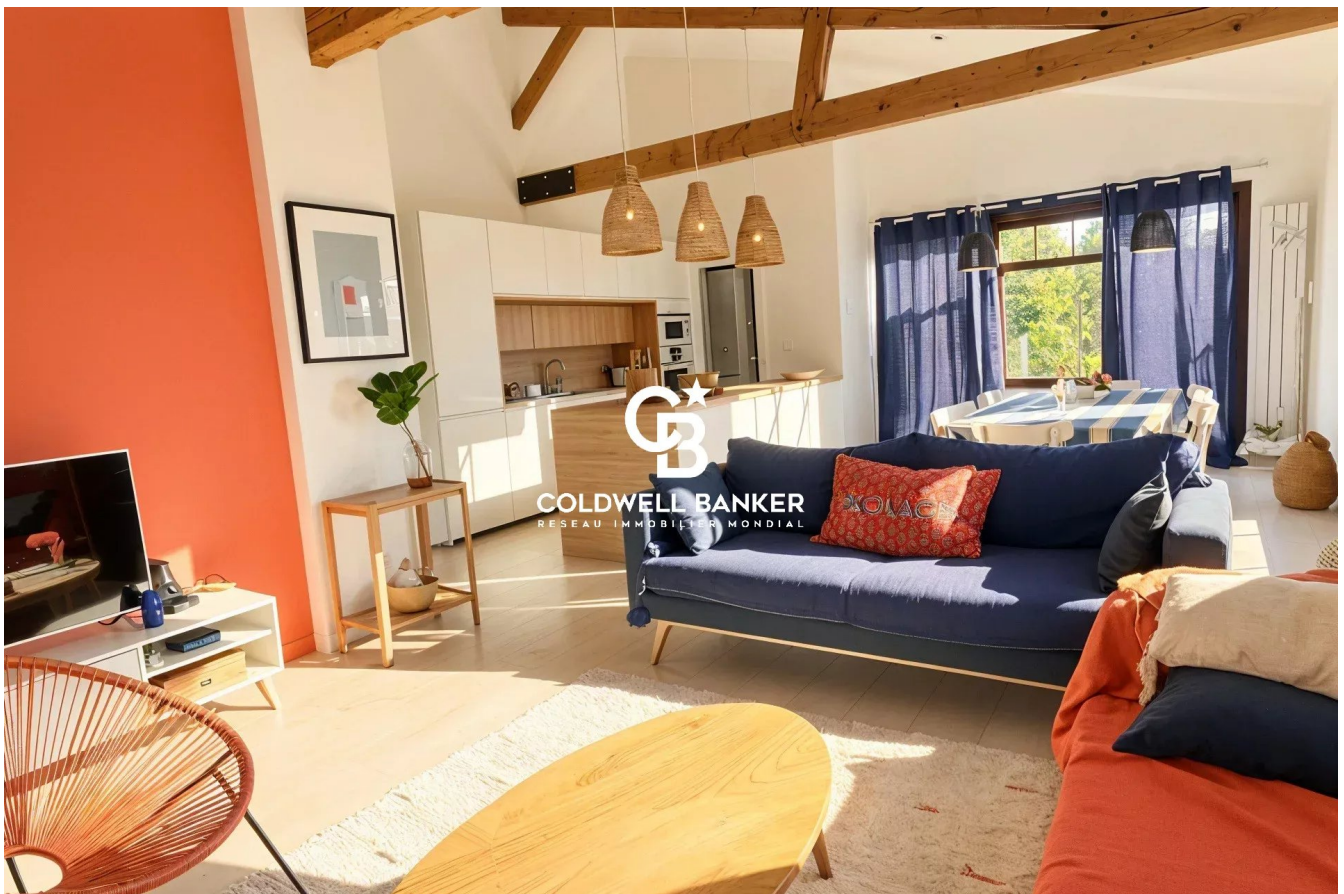


Maison Andernos-les-Bains 97 m²



PRIX DE VENTE : 710 600 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty Andernos-les-Bains presents this beautifully renovated villa, fully refurbished in 2022, set on an 800 sqm plot.

The bright, dual-aspect living area features exposed beams, large picture windows, an open-plan kitchen, and a welcoming dining space.

The terrace, complete with an outdoor shower, extends into the garden and provides the perfect setting to enjoy sunny days.

The villa offers four bedrooms, including a spacious master suite, as well as an additional shower room. A 20 sqm outbuilding provides further potential for conversion or additional living space.

There is also the possibility of a horizontal extension of approximately 100 sqm, offering significant potential to increase the property's living area.

Energy Performance Certificate (EPC): D (192 kWh/sqm/year)

Greenhouse Gas Emissions: B (6 kg CO₂/sqm/year)

Estimated annual energy costs: €1,410–€1,950

Price: €710,600 (agency fees included), including €30,600 payable by the buyer (4.5%).

Net seller's price: €680,000.

For further information, please contact Christine HAUER – RSAC No. 494 327 679 – Professional Liability Insurance No. 25032648.

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	97.08 m ²	Taxe foncière :	€1.00
NB de pièces :	5 rooms	NB de chambres :	3 bedrooms		

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

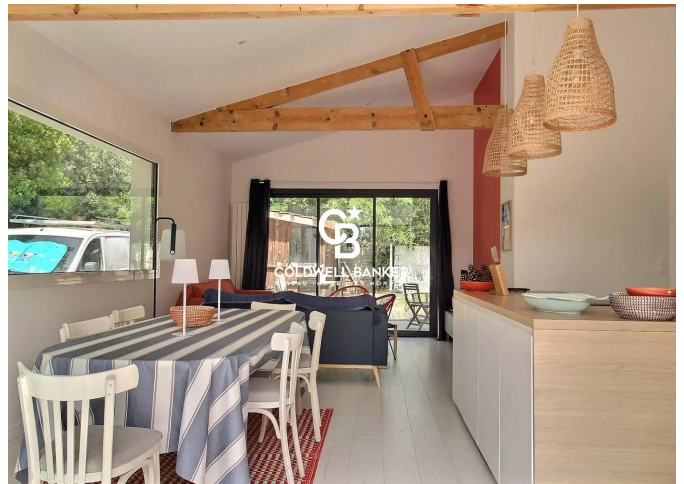
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 192

Indice d'émission de gaz à effet de serre (GES) : B 6



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