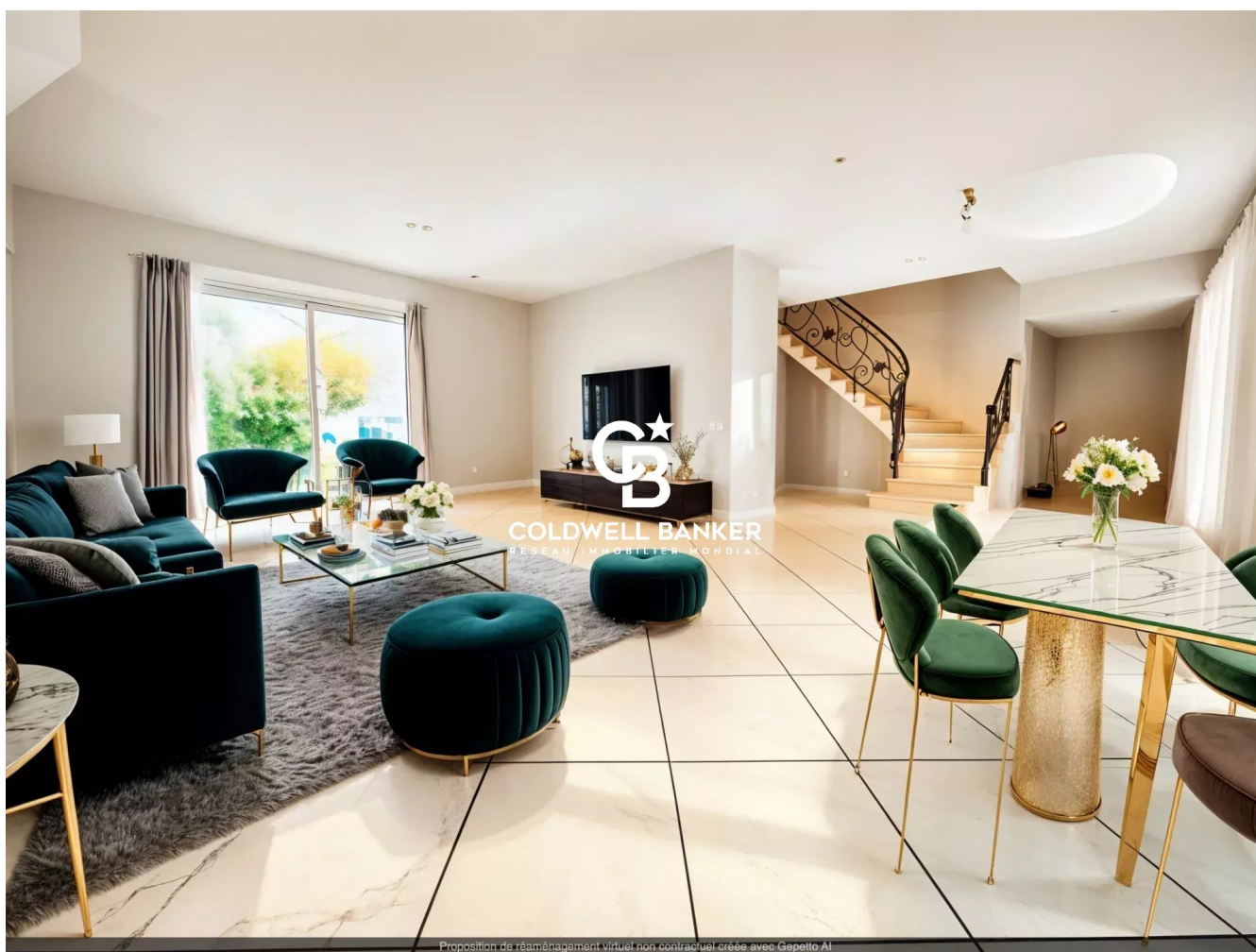


Maison Lanton 147 m²



PRIX DE VENTE : 793 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR



DESCRIPTION

Coldwell Banker Immoba Realty, Andernos-les-Bains real estate agency, presents this 147 m² traditional home built in 2003, located in a highly sought-after, quiet, and residential area of Tausat, just steps from the port, beaches, and local shops.

Set on a 804 m² plot, the property comprises:

Ground Floor:

Spacious and bright living room

Fully equipped kitchen

Large pantry/laundry room

Two bedrooms

Large bathroom with both shower and bathtub

Separate WC

First Floor:

Bright landing

Two additional bedrooms with balcony access

Shower room

Second WC

Exterior:

Private garden

Large covered terrace

Two garages

Parking space for two vehicles

This rare property combines comfort, tranquility, and proximity to all local amenities, offering a privileged location in an exceptional living environment.

Risk information for this property is available at: georisques.gouv.fr

Energy ratings:

DPE D (153 kWh/m²/year) and GES D (31 kgCO₂/m²/year)

Estimated annual energy costs between €2,030 and €2,790

Average energy prices indexed to 2021, 2022, and 2023 (including subscriptions)

Sale price: €793 000 including agency fees

Agency fees of 4,48%, or €34 000, are payable by the buyer

Net seller price: €759 000

For further information or to arrange a visit, feel free to contact Jean-François ZORZ

See all our listings on IMMOBA.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	147.0 m ²	Taxe foncière :	€2.00
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

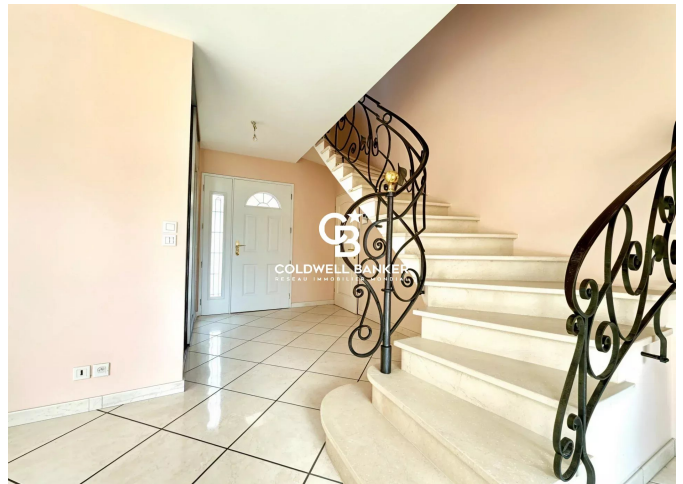
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 156

Indice d'émission de gaz à effet de serre (GES) : D 31



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