

Maison Lanton 250 m²



PRIX DE VENTE : 1 995 000 €

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DESCRIPTION

Coldwell Banker Immo Realty – Real estate agency in Andernos-les-Bains invites you to discover one of the emblematic houses of the village of TausSAT.

Ideally located in a second line position, with a pedestrian pathway providing direct access to the bay, this property benefits from a privileged location. Its charm, character, and authenticity will win you over from the very first moments.

This villa offers approximately 250 m² of living space spread over two levels. Its layout offers numerous possibilities thanks to its 6 bedrooms, two offices, three shower rooms, two separate toilets, and three WCs.

The layout of the rooms is both functional and harmonious, with generous volumes enhanced by ceiling heights of over 3 meters. The living room, with a surface area of more than 46 m², is filled with natural light thanks to large period-style openings overlooking the terrace, garden, and swimming pool.

Outside, the plot of more than 1,300 m² features a swimming pool (6.5 m x 3.6 m) as well as a carport.

Additional development possibilities exist. An extension or the creation of a guest house could therefore be considered.

This property is ideal as a large family home. It is also perfectly suited for an investment project, whether seasonal rental, bed and breakfast, or even a professional activity, while being located in immediate proximity to essential shops.

The entire property is located in the light blue and white zone of the Marine Submersion Plan.

Energy performance:

Energy rating (DPE): E (255 kWh/m²/year)

GHG emissions: E (55 kg CO₂/m²/year)

Estimated annual energy costs: between €5,280 and €7,180 (reference years: 2021, 2022, 2023, including subscriptions)

Sale price: €1,995,000 (fees included of €95,000 incl. VAT, i.e. 5% payable by the buyer)

Net seller price: €1,900,000

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

www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	250.0 m ²	Taxe foncière :	€3.00
NB de pièces :	8 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

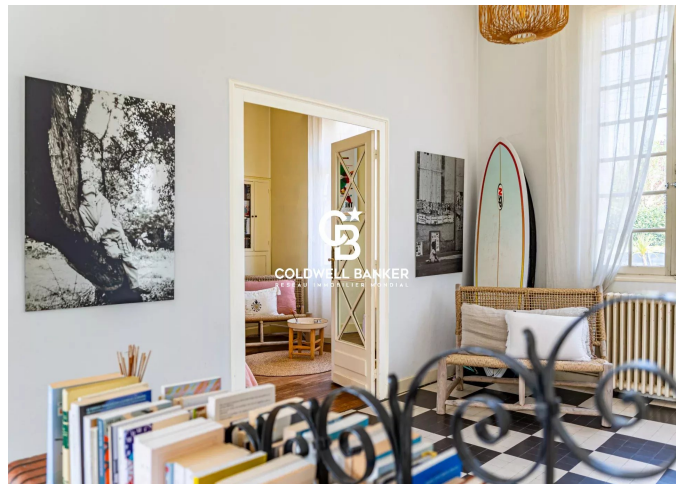
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 255

Indice d'émission de gaz à effet de serre (GES) : E 55



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