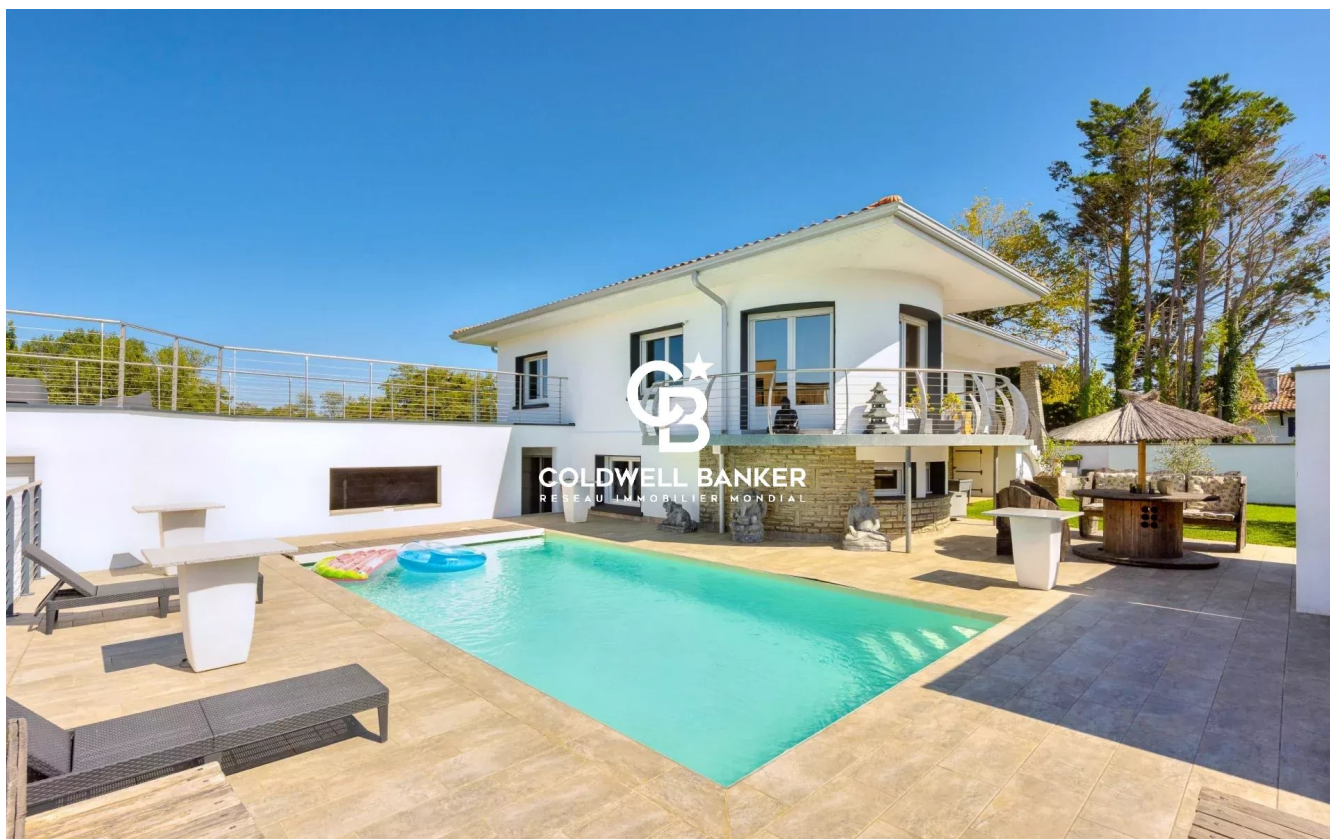


Maison Ondres 216 m²



PRIX DE VENTE : 915 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Coldwell Banker Surfin' Realty – Exclusive Listing

Nestled in Ondres, ideally located between the beach and the village center, this carefully renovated villa offers 216 sq.m. of living space, combining comfort, elegance, and functionality.

The main living area, bathed in natural light, stands out with its generous volumes and seamless connection to the outdoors. The fully fitted and equipped open-plan kitchen integrates harmoniously with this convivial space. Two bedrooms with a bathroom and sanitary facilities complete this upper level.

The garden level features a master suite, an additional bedroom, a laundry room, and several cleverly designed storage areas.

An independent T3 apartment, complete with its own private terrace, provides the perfect opportunity to welcome guests in the best conditions or to generate attractive rental income.

The landscaped grounds invite relaxation and shared moments. A heated swimming pool, a pétanque court, expansive terraces, a large garage, and ample parking enhance this exceptional property.

A rare offering at the gateway to Bayonne – Anglet – Biarritz, certain to captivate those who appreciate generous spaces and the coastal art of living.

This property is exclusively presented by Yoann BARCOS, Luxury Real Estate Consultant (RSAC 940 936 225).

Asking Price: €915,000, fees included, payable by the seller.

Energy Performance Certificate (EPC): B (81)

Greenhouse Gas Emissions (GES): A (2)

Estimated annual energy costs: between €1,370 and €1,900.

Further information on potential risks for this property is available at: www.georisques.gouv.fr.

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	216.0 m ²	NB de pièces :	8 rooms
NB de chambres :	6 bedrooms				

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

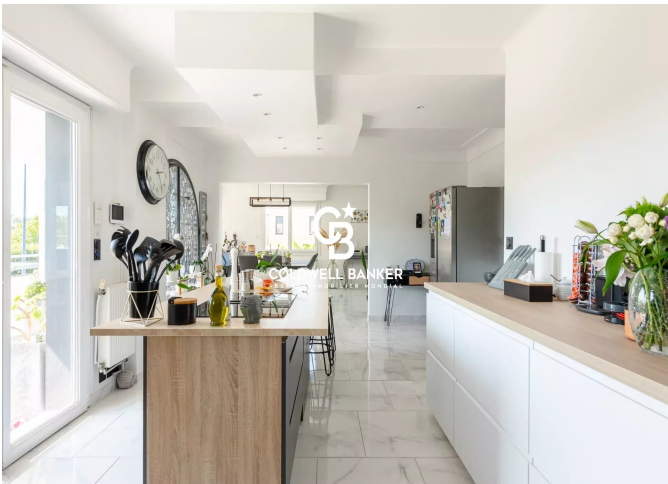
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 81

Indice d'émission de gaz à effet de serre (GES) : A 2



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