

Pretty 95m house in Andernos-les-Bains, ready to move into



## INFORMATION

Town:	Andernos-les-Bains
Department:	Gironde
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	550 m2



## IN BRIEF

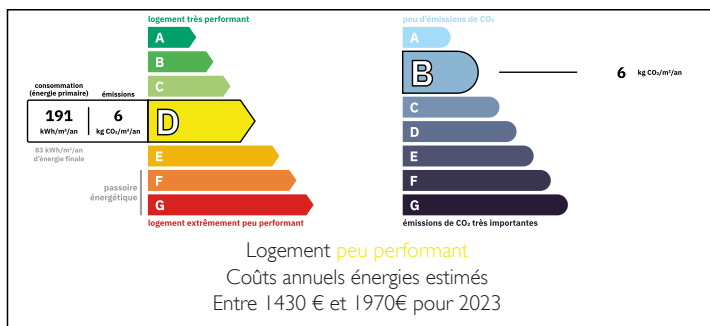
In Andernos-les-Bains, pretty single-storey house with three bedrooms,

No work required, all you have to do is move in and enjoy the relaxed lifestyle of this pretty seaside resort in Andemos (near Lanton).

Located on the shores of the Bay of Arcachon: a unique destination that's alive all year round.

Don't delay!

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Andemos-les-Bains, a charming, unique seaside resort, is bustling all year round thanks to its shops and markets.

Pretty 95m<sup>2</sup> house surrounded by 550m<sup>2</sup> of wooded grounds with the possibility of a swimming pool, in an ultra-quiet residential area, we go shopping and to the market on foot.

With no work required, this attractive family home features a large living/dining room and open-plan kitchen, three spacious bedrooms, shower room and separate wc, and is just 1.5 km from the pier. Practical features include a large storeroom and an enclosed garage.

Warm and bright, it's the ideal family home for your next pied-à-terre or year-round getaway!

-----  
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES