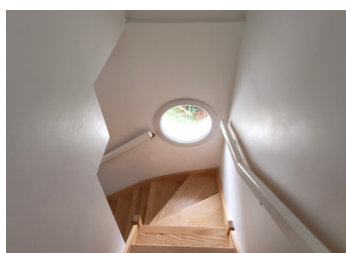
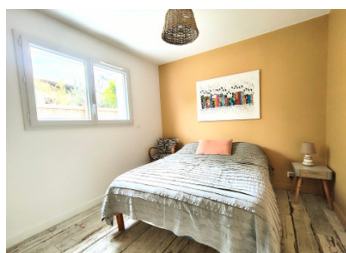
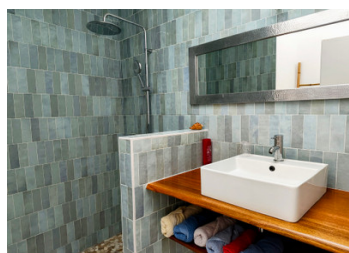


Andernos - Contemporary Cape Cod-style house with 4 bedrooms only 100 meters from the beach.



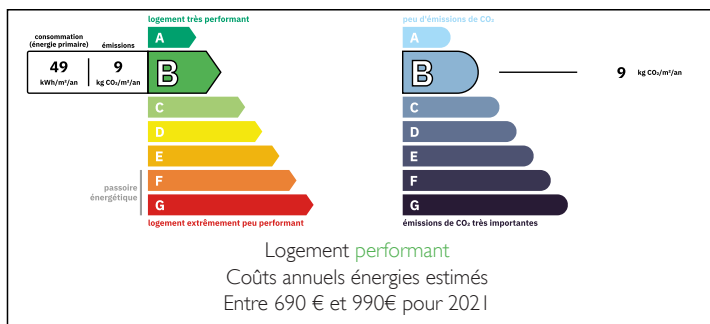
## INFORMATION

Town:	Andernos-les-Bains
Department:	Gironde
Bed:	4
Bath:	2
Floor:	162.49 m2
Plot Size:	491 m2

## IN BRIEF

6-room house 162 m<sup>2</sup> Andernos-les-Bains, Leggett International Real Estate and Hamptons are pleased to present to you this 162m<sup>2</sup> villa with a partial view of the basin, close to the beach. On the ground floor, you will find a large room, two bedrooms, one of which is spacious, a bathroom, and a laundry room. This space can be used independently, making it ideal for hosting family and friends. It also provides access to a beautiful covered terrace. The first floor includes a beautiful living room with an open kitchen, which opens onto a spacious terrace offering a partial view of the basin. Two large bedrooms share a bathroom with a walk-in shower. A separate toilet and a storeroom complete this layout. The whole is located on a plot of approximately 500 m<sup>2</sup>, allowing you to build a 6m...

## 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

Upstairs:

Main living level 87.93 m<sup>2</sup>

Large living area opening onto the upper terrace (living room with wood stove + lounge) with cathedral ceiling and 2 skylights 42.83 m<sup>2</sup>

Semi-open, fitted and equipped kitchen (with access to the upper terrace) 9.13 m<sup>2</sup>

Pantry (with skylight) 5.18 m<sup>2</sup>

Bedroom 1 with closet (with skylight) 11.82 m<sup>2</sup>

Bedroom 2 with closet (with window overlooking the garden) 10.48 m<sup>2</sup>

Bathroom 3.81 m<sup>2</sup>

Separate WC 1.57 m<sup>2</sup>

Access to bedrooms 3.11 m<sup>2</sup>

Ground floor (living area 74.57 m<sup>2</sup>)

Entrance with wardrobe 3.30 m<sup>2</sup>

Games room / Office with Access to the lower terrace 29.92 m<sup>2</sup>

Bedroom 3 with closet 9.79 m<sup>2</sup>

Bedroom 4 (can accommodate multiple beds if desired given its size)

with access to a private covered terrace 18.92 m<sup>2</sup>

Bathroom 4.65 m<sup>2</sup>

Separate WC with washbasin 2.11 m<sup>2</sup>

Pantry + hallway 4.66 m<sup>2</sup>

Lobby 1.22 m<sup>2</sup>

Other areas:

Lower terrace (ground floor) with stairs leading to the upper floor 42 m<sup>2</sup>

Upper terrace (upper floor) 26 m<sup>2</sup>

Covered terrace (with access from bedroom 4) 10 m<sup>2</sup>

Boiler room / Workshop 8 m<sup>2</sup>

Fenced, wooded, and maintained grounds 490 m<sup>2</sup>

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

## LOCAL TAXES

**Taxe foncière: 2244 EUR**

**Taxe habitation: EUR**

## NOTES