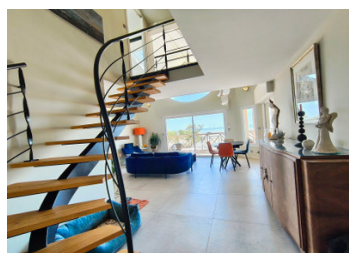


## Exceptional Beachfront Duplex in Andernos-les-Bains – Panoramic Arcachon Bay Views with air conditioning



### INFORMATION

Town:	Andernos-les-Bains
Department:	Gironde
Bed:	3
Bath:	2
Floor:	10943 m2
Outside Space:	35 m2



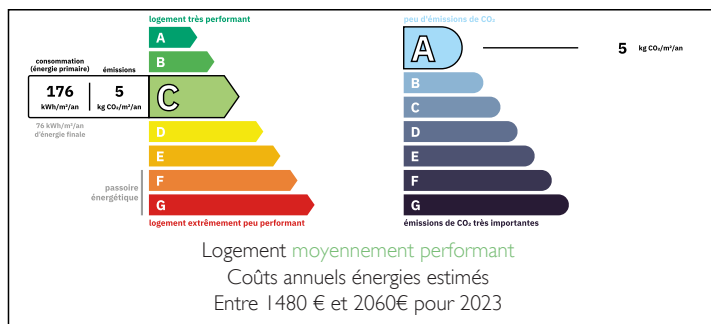
### IN BRIEF

Frontline duplex in Andernos-les-Bains with 180° views over Arcachon Bay.

3 bedrooms, large terrace, fully renovated, in a residence with pool and tennis court.

Walk to shops, direct access to the beach and bike path.

### 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

Set directly on the beach in the heart of Andernos-les-Bains, this stunning duplex apartment with air conditioning in every room offers uninterrupted 180° views over Arcachon Bay, stretching from Ares to Cap Ferret. Located in a prestigious residence reminiscent of the Côte d'Azur or Caribbean elegance, this fully renovated (2022) 3-bedroom, 2-bathroom property promises a rare and refined coastal lifestyle.

The bright and spacious living area opens onto a large terrace overlooking the bay—perfect for entertaining or relaxing with a front-row seat to breathtaking sunsets. Inside, modern finishes and thoughtful design create an atmosphere of both comfort and sophistication.

Ideally situated within walking distance to shops, restaurants, and amenities, the property also enjoys direct access to the beachfront and the scenic bike path, offering a lifestyle that blends leisure and convenience.

Residents enjoy exclusive access to a swimming pool, tennis court, and two private parking boxes, all within a secure, serene setting.

Whether you're searching for a luxurious primary residence or a tranquil seaside retreat, this unique property on one of France's most sought-after coastlines is a rare find.

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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

<b>Taxe foncière:</b>	<b>1806 EUR</b>
<b>Taxe habitation:</b>	<b>EUR</b>

## NOTES