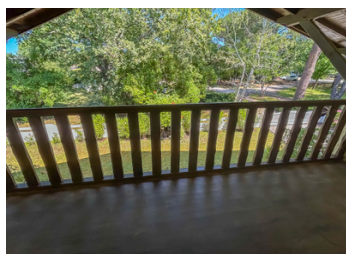


Andernos-les-Bains - Charming 150 m house with a 930 m garden in a quiet location.



## INFORMATION

Town:	Andernos-les-Bains
Department:	Gironde
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	937 m2



## IN BRIEF

Andernos les Bains - Attractive, well-maintained house in a quiet and pleasant residential area.

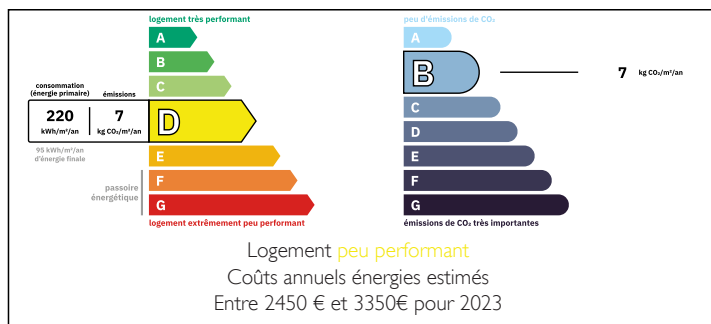
Landes-style house comprising:

- Ground floor: 1 living/dining room, 1 fitted kitchen, 1 utility room, 1 toilet, 1 shower room, 1 laundry room, 1 garage and 1 veranda
- Upstairs: 2 bedrooms, 1 dressing room, 1 toilet and 1 balcony
- 1 outbuilding

The advantages of this house are:

- High-quality features, very well-maintained house
- Attached garage that can be converted into living space
- 3 bedrooms, including 1 on the garden level
- Beautiful enclosed grounds suitable for a swimming pool
- Quiet location in a wooded area
- Spacious rooms
- Well and winter conservatory

## 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

In a quiet and pleasant residential area, the house is located:

- 10 minutes from the covered market by bike
- 30 minutes' walk from the beach

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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 habitation: EUR

## NOTES