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Charming duplex near the center of Andernos

Gironde , Nouvelle Aquitaine



€493,000

inc. of agency fees

2 Beds 2 Baths 58.72 sqm

Located in the immediate vicinity of the town center of Andernos-les-Bains and the beaches, this charming three-room apartment is located on the ground floor of a quiet residence. This property, designed...

At a Glance

Reference MFH-EAB1607EAAR

Bed 2

Near to Bordeaux

Bath 2

Pool No

Price €493,000

Hab.Space 58.72 sqm

Land Tax N/A

Property Description

Located in the immediate vicinity of the town center of Andernos-les-Bains and the beaches, this charming three-room apartment is located on the ground floor of a quiet residence. This property, designed like a house, is structured like a duplex. Its independent entrance leads to a bright living room opening onto a perfectly exposed terrace not overlooked. As an extension of the living room, an open, equipped kitchen. On

this same level, a bedroom with bathroom and storage space. Upstairs, a spacious bedroom and a bathroom complete the comfort of this duplex. Outside, two private parking spaces. The layout of the apartment, its popular location and its possibility of rental yield make this duplex in excellent condition, a rare property in the area. ENERGY CLASS: D/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR680 and EUR970. Philippe Esteve (EI)
Condominiums of 2 units (No proceedings in progress).

Annual expenses : 1377 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	2
Price	€493,000

Key Information

Internal Area:	58.72 sqm
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Location: Nouvelle Aquitaine



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