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Spacious loft with roof-top and pool view in the center of Andernos

Gironde , Nouvelle Aquitaine



€1,415,000

inc. of agency fees

3 Beds

290 sqm

It is in the heart of the city center of Andernos-les-Bains, in the immediate vicinity of shops, restaurants, and the beach, that this spacious loft with an area of approximately 288m2 is located, resulting...

At a Glance

Reference MFH-EAB1671EAAR

Near to Bordeaux

Price €1,415,000

Bed 3

Pool No

Hab.Space 290 sqm

Land Tax N/A

Property Description

It is in the heart of the city center of Andernos-les-Bains, in the immediate vicinity of shops, restaurants, and the beach, that this spacious loft with an area of approximately 288m2 is located, resulting from a recent renovation.

On the ground floor, an entrance of approximately 35m² allows you to imagine a leisure space or an office. This room has an elevator leading to the first floor where we discover a succession of rooms, each as voluminous as it is bright. As soon as you exit the elevator, a kitchen/dining room area of 75m² including an open, fitted and equipped kitchen as well as a dining area opening onto a first terrace hidden from view. As an extension of this living room, a spacious and bright living room allows you to imagine a lounge area. On the same level, a 40m² master suite including a spacious bedroom, a bathroom, a dressing room and a separate toilet to optimize the comfort of the space. As an extension, a 30m² living room that can accommodate an entertainment space. Two spacious bedrooms, an additional bathroom and a toilet complete the package. To complete this exceptional property, a roof-top of approximately 80m² with a breathtaking view of the Basin.

Two parking spaces complete the package. The generous volumes, outdoor spaces, and its location make this loft a unique product in Andernos.

ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,110 and EUR2,900.

Contact: Mathilde Antoine -

Condominiums of 14 units (No proceedings in progress).

Summary

Property type: Apartment
Bedrooms: 3
Price: €1,415,000

Key Information

Internal Area: 290 sqm

Location: Nouvelle Aquitaine



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