

[Click to view MFH-EAB1671EAAR](#)

## 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

<b>Reference</b>	MFH-EAB1671EAAR	<b>Near to</b>	Bordeaux	<b>Price</b>	€1,415,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	290 sqm
				<b>Land Tax</b>	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 35m<sup>2</sup> 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 75m<sup>2</sup> 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 40m<sup>2</sup> 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 30m<sup>2</sup> 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 80m<sup>2</sup> 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



## Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates