



UNDER OFFER. BEACHFRONT DUPLEX IN
ANDERNOS-LES-BAINS – PANORAMIC
ARCACHON BAY VIEWS WITH AIR
CONDITIONING

UNDER OFFER.
BEACHFRONT DUPLEX IN
ANDERNOS-LES-BAINS –
PANORAMIC ARCACHON
BAY VIEWS WITH AIR
CONDI...



PROPERTY FACT FILE	
REFERENCE	A37990BTU33
PRICE	€ 1,049,000 £ 0* <small>*agency fees included: 4 % TTC to be paid by the buyer (1 006 725 EUR hors honoraires)</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	109 m ²
LAND	35 m ²
TOWN	Andernos-les-Bains
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Air conditioning
- Waterfront property
- Pool and tennis court
- Secure residence
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Frontline duplex in Andemos-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.

DESCRIPTIF

Set directly on the beach in the heart of Andemos-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.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>



More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A37990BTU33>

COMPLETE FILE AND PHOTO ON REQUEST

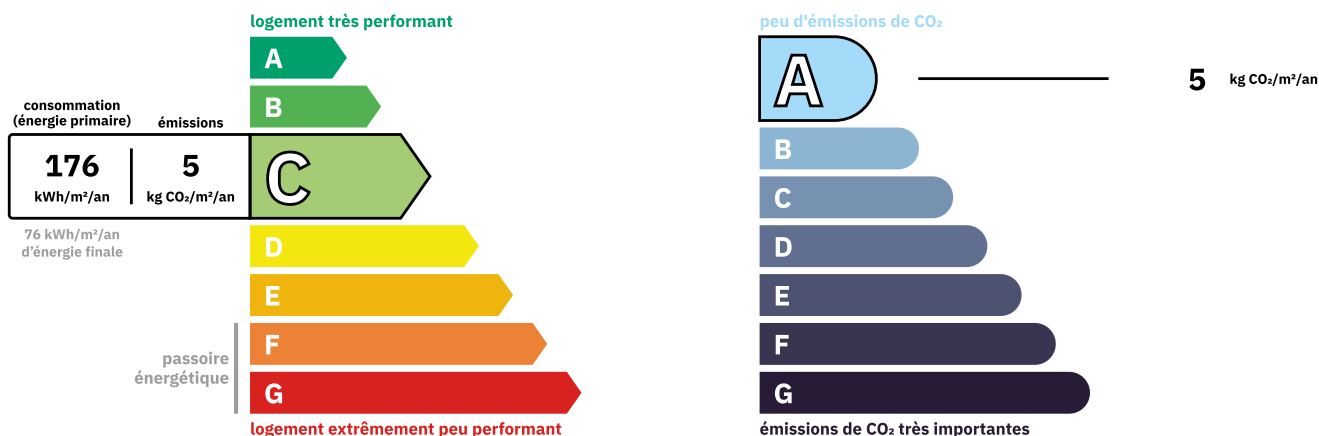
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
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Property **Moderately efficient**
Estimated annual energy costs
between 1480 € and 2060€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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