COLDWELL BANKER
EUROPA REALTY

Apartment Capbreton 112 m²



SALE PRICE : 990 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

844 avenue du Touring Club
France, 40150, Soorts-Hossegor

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

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DESCRIPTION

CAPBRETON EXCLUSIVE — GOLDEN TRIANGLE - TOP-FLOOR APARTMENT WITH TERRACE AND GARAGES

The ultimate elegance between the harbor and the ocean, at the gates of Hossegor: an exceptional penthouse with a panoramic terrace.

In the heart of Capbreton's most sought-after neighborhood, discover a confidential address nestled on the top floor of an upscale residence featuring refined Landes-style architecture.

Spanning 112 sq.m, the apartment impresses from the entrance with its generous volumes and dual-aspect light. The vast, elegant living area opens onto a fully equipped kitchen with an adjoining pantry/utility room. The night quarters offer three air-conditioned bedrooms, each with direct access to the terrace, including a refined master suite with its own private shower room, a second independent shower room, two toilets, and abundant built-in storage.

A spectacular 70 sq.m terrace with zero oversight provides an intimate, sun-drenched sanctuary. An outdoor space of absolute rarity in the area, ideal for enjoying the gentle coastal climate and contemplating unforgettable sunsets.

Two private, secure underground garages complete this flawless home. No work needed: a rare market opportunity in Capbreton, right next to Hossegor.

Exclusively presented by Yoann BARCOS, Luxury Real Estate Consultant (RSAC 940 936 225).

Asking Price: €990,000 (agency fees included, paid by the seller).

Energy Performance:
EPC (DPE): B (86 kWh/sq.m/year)
Greenhouse Gas Emissions: A (3 kg CO_2/sq.m/year)
Estimated Annual Energy Cost: Between €950 and €1,330.

Number of lots: 60, including 22 residential units.
Condo fees: €2,355/year (water included).
Current legal proceedings: None.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	112.0 m²	Number of rooms:	4 rooms
Number of bedrooms:	3 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 86

Greenhouse gas emissions (GHG) index: A 3

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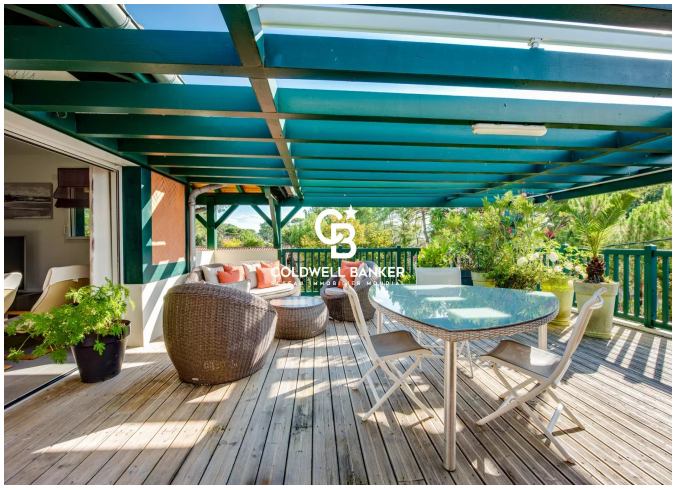









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