

Appartement Capbreton 90 m²



PRIX DE VENTE : 790 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Located on the top floor of a modern residence completed in 2022–2023, this beautiful 89 sqm three-bedroom apartment offers a privileged lifestyle in Capbreton, just moments away from the highly sought-after areas of Hossegor and Seignosse.

This property stands out for its contemporary features, abundant natural light, and well-designed living spaces. Its main highlight is undoubtedly the impressive 81 sqm terrace, ideally facing south/southwest, completely private and overlooking the surrounding forest, offering a peaceful and relaxing setting. From the moment you step inside, integrated storage spaces provide both practicality and comfort. The spacious and bright living area extends seamlessly into a bioclimatic veranda, creating an additional living space that can be enjoyed throughout the year.

The sleeping area includes three comfortable bedrooms, a bathroom fitted with a shower and double sink vanity, a separate toilet, and a functional laundry room. Additional storage solutions complete the apartment's thoughtful layout.

Accessible via elevator, the residence also benefits from two private underground parking spaces. Ideally located close to shops and local amenities, this property is perfectly suited as either a primary residence for a family or an ideal holiday home to enjoy the peaceful lifestyle of the South Landes region. A rare opportunity on the local market — early viewing is highly recommended.

This property is presented by Allison OTIN.

Sale price: €790,000

Agency fees payable by the seller.

Energy performance:

Energy rating: A (62)

Climate rating: A (2)

Estimated annual energy costs: between €390 and €580.

Property subject to co-ownership regulations – 40 units.

Information regarding potential risks affecting this property is available on the Géorisques website.

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	90.0 m ²	NB de pièces :	4 rooms
NB de chambres :	3 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

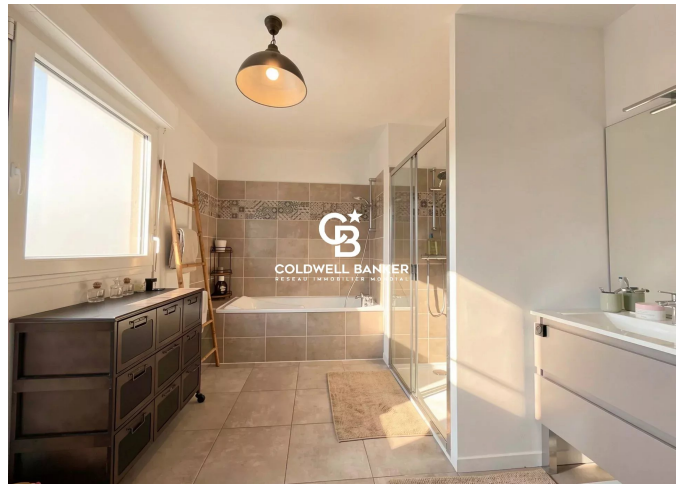
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 62

Indice d'émission de gaz à effet de serre (GES) : A 2



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