COLDWELL BANKER
EUROPA REALTY

House Lacanau



SALE PRICE : 1 881 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

182 boulevard de la République
France, 33510, Andernos-les-Bains

PHONE : +33556269214
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty, Andernos-les-Bains Real Estate Agency, presents this magnificent equestrian estate in Lacanau. Nestled in a lush natural setting, the domain extends over approximately 7 hectares of fully fenced land, bordering the forest with direct access to the lake—an idyllic environment for lovers of horses, nature, and authenticity.

Elegantly set within this landscape, the 170 m² wooden-clad villa offers a warm and welcoming atmosphere. It features a vast living area with lounge, living room, and open kitchen, as well as a utility room. The night area includes a splendid master suite with whirlpool bathroom and dressing room, along with three additional bedrooms and a second shower room.

Outside, a terrace extends the living space and opens harmoniously onto a 4 × 8 m swimming pool—an oasis of relaxation in the heart of nature.

On the equestrian side, the facilities are designed to satisfy the most demanding riders:

Stable with 10 boxes

Heated tack room

Feed room

Indoor wash area with solarium and outdoor wash area

Lastik arena equipped with dressage mirrors

Every detail has been thoughtfully designed to provide exceptional comfort for both horses and riders.
A rare and exceptional property in the Lacanau area.

Risk information for this property is available on www.georisques.gouv.fr
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DPE: D (249 kWh/m²/year)
GES: B (8 kg CO_2/m²/year)

Estimated annual energy costs: between €2,810 and €3,840
Average energy prices indexed for 2021, 2022, 2023

Sale price: €1,980,000 (agency fees included).
Agency fees of 5% incl. VAT (€94,285.71 incl. VAT) are payable by the buyer.
Net seller price: €1,885,714.29

For more information, please contact Christine Hauer.
RSAC No. 494 327 679 – RCP No. 25032648

Find all our properties on IMMOBA.

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FEATURES

Property type:	House	Property tax:	€1.00	Number of rooms:	5 rooms
Number of bedrooms:	4 bedrooms				

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 249

Greenhouse gas emissions (GHG) index: B 8

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