COLDWELL BANKER
EUROPA REALTY

House Capbreton 138 m²



SALE PRICE : 1 200 000 €

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

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DESCRIPTION

LES VIGNES – Located in the highly sought-after Les Vignes area, this fully renovated 138 sqm house enjoys a peaceful setting, tucked away in a quiet cul-de-sac and just a short walk from the town centre and the beaches.

Set on a beautiful plot of over 850 sqm, the property offers an exceptional living environment, combining contemporary comfort with an abundance of natural light.

At the heart of the house, a welcoming living room with a fireplace flows into a spacious open-plan kitchen with dining area. Bathed in natural light, these living spaces open directly onto the terrace and swimming pool, creating a seamless connection between indoor and outdoor living.

The sleeping quarters comprise a beautiful master suite with a walk-in shower and dressing room, three additional bedrooms, a bathroom, and two separate WCs.

The property also benefits from a garage and a utility room, providing practical and functional spaces for everyday living.

For year-round comfort, the house is equipped with a ducted reversible air-conditioning system.

A rare opportunity in this highly sought-after area, offering generous living spaces, a peaceful and privileged setting, while being within immediate reach of the town centre and the beach.

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This property is presented by Lucas LACADÉE, Luxury Real Estate Consultant (RSAC 919 245 969).

Asking price: €1,200,000, including €57,143 in agency fees payable by the buyer (5% incl. VAT).
Price excluding agency fees: €1,142,857

Energy performance:

- Energy Performance Certificate (DPE): B (87 kWh/sqm/year)
- Greenhouse gas emissions: A (2 kg CO_2/sqm/year)
- Estimated annual energy costs: between €960 and €1,340.

Information regarding the natural, mining and technological risks to which this property may be exposed is available on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	138.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 87

Greenhouse gas emissions (GHG) index: A 2

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