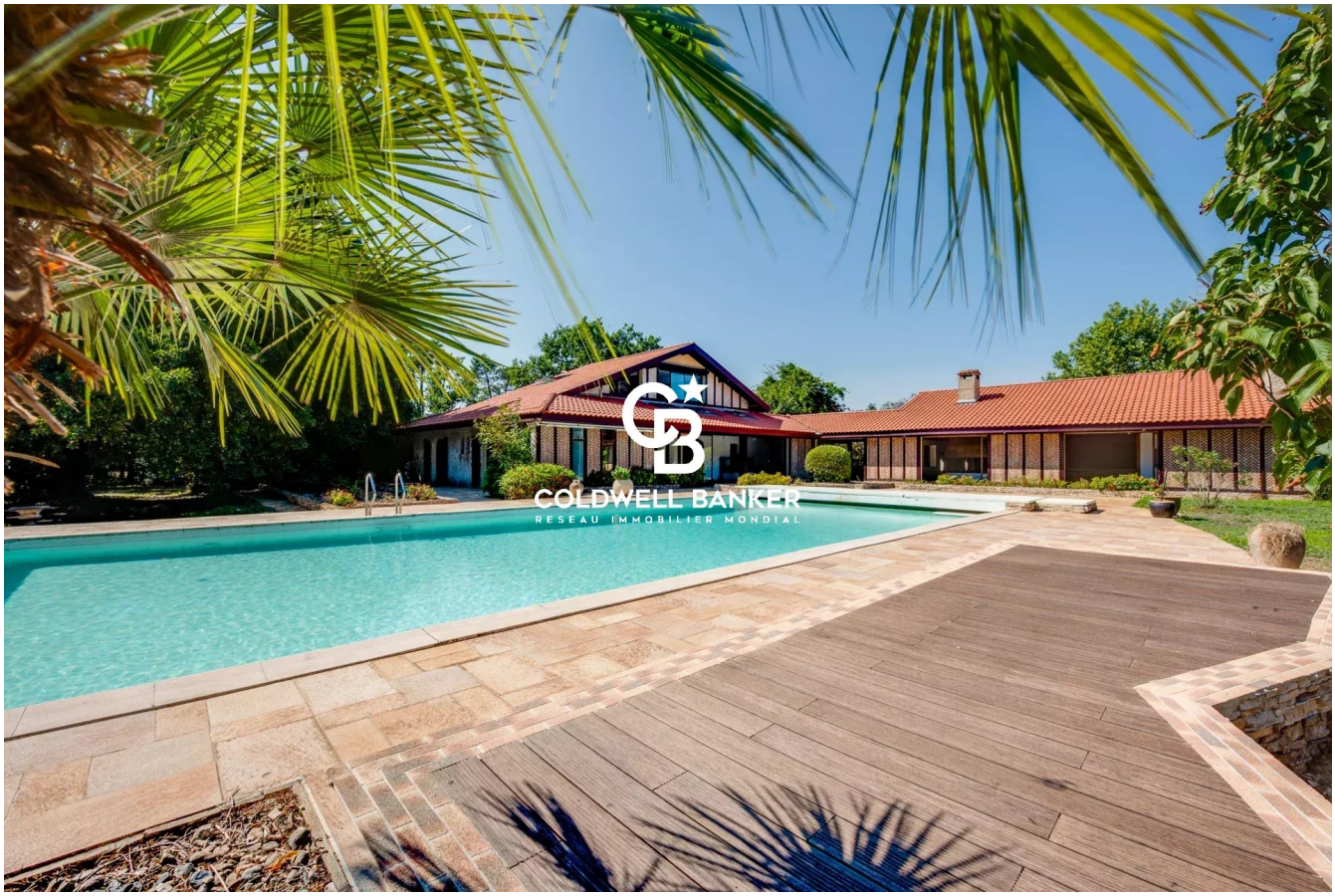
COLDWELL BANKER
EUROPA REALTY

House Capbreton 630 m²



SALE PRICE : 3 605 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

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DESCRIPTION

CAPBRETON | NEAR HOSSEGOR | EXCEPTIONAL ESTATE | 6,000 SQ M LANDSCAPED GROUNDS

Just minutes from the beaches of Capbreton and less than one kilometre from the prestigious Hossegor Golf Course, this exceptional property enjoys a highly sought after setting in one of the most desirable areas of the Landes coast. The residence combines remarkable volumes, distinctive architectural character and an exceptional sense of tranquillity.

Set within approximately 6,000 sq m of beautifully landscaped grounds, the property offers approximately 630 sq m of living space and is arranged predominantly on one level. Its carefully considered layout creates a natural flow between the generous reception areas, the terraces and the surrounding gardens.

From the moment of arrival, the property impresses with its remarkable sense of space and timeless character. Generous ceiling heights, exposed roof structures, natural timber beams, parquet flooring and expansive openings create a warm and sophisticated atmosphere, while allowing natural light to flow throughout the interiors.

The reception areas extend over more than 270 sq m and provide an exceptional setting for both family life and entertaining. Several elegant living rooms, generous entertaining spaces and an impressive reception room create an environment designed for memorable gatherings. A spacious kitchen, wine cellar, laundry room and a range of additional service areas complete the accommodation.

The sleeping quarters comprise six bedrooms, complemented by numerous bathrooms and dedicated spaces. Several of the bedrooms are designed as suites and feature dressing rooms, providing an excellent level of privacy and comfort for both residents and guests.

Outside, the property takes on an entirely different dimension. A magnificent 200 sq m terrace overlooks an exceptional 16 metre by 8 metre swimming pool, beautifully integrated into the landscaped grounds. The gardens form a private green sanctuary, offering an idyllic setting for long summer days, outdoor entertaining and moments of complete tranquillity.

A rare and highly confidential property offering exceptional volumes, extensive landscaped grounds and a privileged location between Capbreton and Hossegor. A truly distinctive residence where elegance, nature and the art of living come together in one of the most coveted destinations on the French Atlantic coast.

This property is presented by Yoann BARCOS, Luxury Real Estate Consultant, RSAC 940 936 225.

Asking price: €3,605,000, including agency fees payable by the purchaser, amounting to €105,000.
Net selling price: €3,500,000.

Energy Performance Certificate: F 275

Greenhouse Gas Emissions: F 81
Estimated annual energy costs range from €19,550 to €26,510.

Information regarding the risks to which this property is exposed is available on Géorisques.

Discover our complete portfolio at hossegor.immoba.fr.

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FEATURES

Property type:	House	Area:	630.0 m²	Number of rooms:	10 rooms
Number of bedrooms:	6 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): F 275

Greenhouse gas emissions (GHG) index: F 81

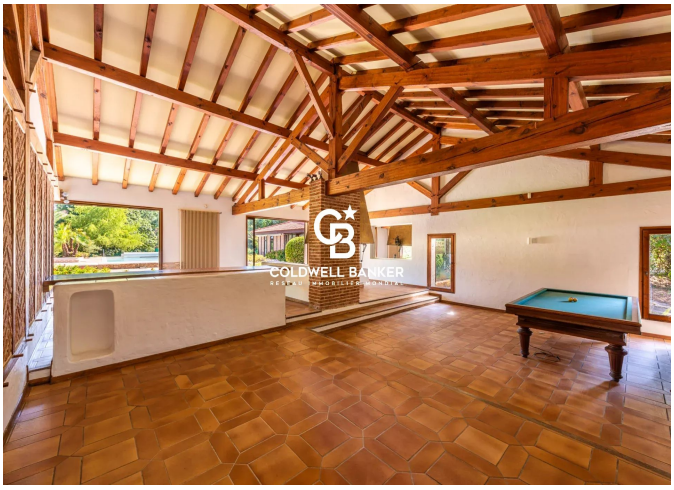
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