COLDWELL BANKER
EUROPA REALTY

House Capbreton 150 m²



SALE PRICE : 1 250 000 €

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

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DESCRIPTION

CAPBRETON VIGNES

Nestled within one of Capbreton's most desirable neighbourhoods, this charming single-storey home enjoys a privileged location midway between the beaches and the town centre. Set on a beautifully landscaped and easily poolable plot, it offers a peaceful, leafy environment—ideal for both relaxation and entertaining.

From the moment you step inside, the house captivates with its brightness and generous volumes. The living room, bathed in natural light through large openings onto the garden, exudes a sense of calm and comfort. A separate kitchen, three comfortable bedrooms, two bathrooms, and well-designed storage areas complete this functional and harmonious layout.

A true highlight of the property is its independent studio, perfect for hosting family and friends or generating rental income—an uncommon advantage in the local market.

The whole property radiates the understated charm of a bygone era while offering remarkable potential for a contemporary renovation. Its mature garden, single-level design, and exceptional location between the beaches, town centre, and market halls make it a rare opportunity to create a residence that is both elegant, modern, and authentic.

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

Asking price: €1,250,000, agency fees included, payable by the seller.

Energy rating: DPE F (234) / GES F (72).
Estimated annual energy costs: between €2,290 and €3,140.

Information on the potential natural, mining, and technological risks to which this property is exposed is available on the official website: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	150.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 234

Greenhouse gas emissions (GHG) index: F 72

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