COLDWELL BANKER
EUROPA REALTY

House Capbreton 157 m²



SALE PRICE : 1 155 000 €

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

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surfinrealty@coldwellbanker.fr

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DESCRIPTION

CAPBRETON – 5 minutes from Hossegor town centre and the golf course – sought-after Les Écrivains district – beaches and marina just 10 minutes away

Unique in the area, “Villa Anabiose”, a Basco-Landes style architect-designed property, offers approximately 157 sqm of living space set on a beautifully landscaped 1,050 sqm plot with open views over the forest and complete privacy

Triple East / South / West exposure ensures optimal sunshine throughout the day, with parking space for several vehicles

Ground floor: entrance with built-in storage, living and dining room with fireplace, fully fitted open-plan kitchen with adjoining pantry, spacious master suite with dressing room, shower room and separate WC, south-facing terrace with electric awnings
Also enjoy an indoor heated swim spa with counter-current system

Upstairs: office, mezzanine that can be converted into an additional bedroom, two further bedrooms including one with a forest-view balcony and the other with a south-facing terrace, bathroom with WC

Garage with electric door and carport

A rare property combining a privileged natural setting with immediate proximity to amenities

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FEATURES

Property type:	House	Area:	157.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	3 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): C 147

Greenhouse gas emissions (GHG) index: A 4

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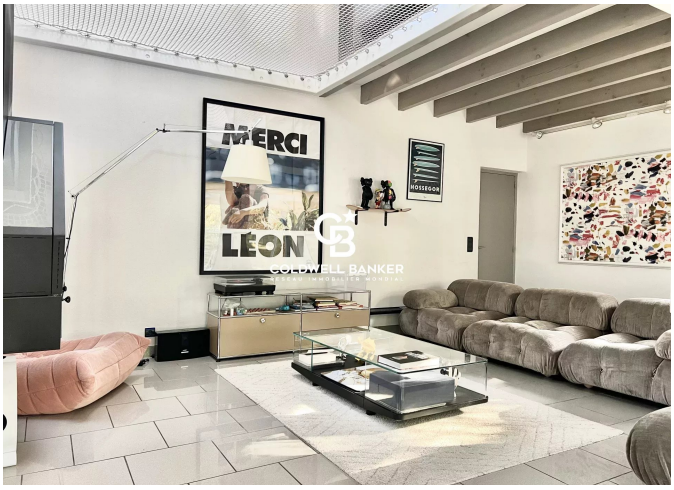

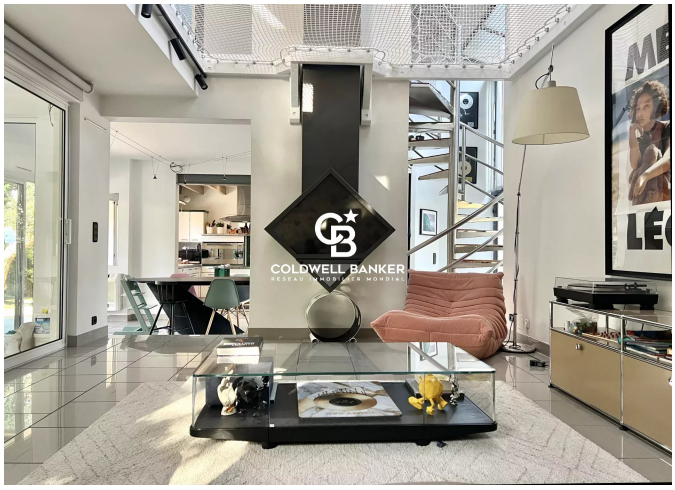



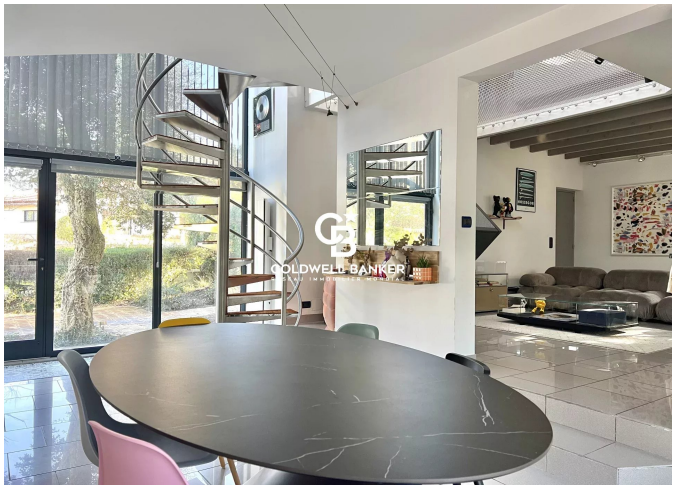





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