COLDWELL BANKER
EUROPA REALTY

House Capbreton 235 m²




SALE PRICE : 1 495 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

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# DESCRIPTION

Exclusive Listing – Coldwell Banker Surfin' Realty

Nestled in a peaceful setting in Saubrigues, this architect-designed villa reveals a rare art of living, harmoniously combining contemporary elegance, absolute comfort, and exceptional amenities.

Set on a plot of over 2,000 sq.m, the property offers more than 500 sq.m of usable space, including 235 sq.m of refined interiors. Generous volumes are enhanced by expansive sliding glass doors, allowing natural light to flood in and creating a seamless connection with the outdoors.

The main living area comprises a state-of-the-art kitchen with sleek lines and noble materials, opening onto a vast reception room. A glass patio, bathed in light, gracefully defines the boundary between the reception areas and the night quarters. The villa offers four suites, including a magnificent master, each ensuring privacy and comfort.

Outdoors, the eye is drawn to a heated saltwater swimming pool, framed by a 300 sq.m terrace in exotic wood. An elegant, fully equipped summer kitchen extends the interior living space, creating a perfect harmony between indoors and outdoors.

On the lower level, a fully fitted basement enriches the living experience: a second kitchen, an entertainment lounge with bar, a private cinema, a fitness room, and a bathroom — a true additional living floor, as functional as it is meticulously maintained.

A spacious garage, complemented by a carport, completes the property and offers ample parking solutions.

Cutting-edge equipment and exquisite finishes in every detail confirm the prestige of this residence.

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

Asking price: €1,495,000, agency fees included, payable by the seller.

Energy performance ratings:
DPE: A (43 kWh/m²/year)
Greenhouse gas emissions: A (1 kg $CO_2$/m²/year)
Annual estimated energy costs: €840 – €1,190

Further information on environmental and natural risks to which this property may be exposed is available on the Géorisques website: www.georisques.gouv.fr

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 235.0 m² | Property tax: | €2.00 |
| Number of rooms: | 6 rooms | | | | |

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): A 43

Greenhouse gas emissions (GHG) index: A 1

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