COLDWELL BANKER
EUROPA REALTY

House Dax 209 m²



SALE PRICE : 737 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

EXCLUSIVE LISTING – PONTONX-SUR-L'ADOUR – RENOVATED PROPERTY WITH PRIVATE POND AND OUTBUILDING

A beautifully restored former mill and flour mill, this historic property offers a rare lifestyle in an unspoilt natural setting, just 13 minutes from Dax and 35 minutes from Hossegor.

Set within 3.6 hectares of lush greenery, the estate features a private pond, a stream running through the grounds and remarkable views over the surrounding countryside. Additional adjoining land is available for purchase, offering the opportunity to further expand this exceptional estate.

Fully renovated and thoughtfully redesigned, the villa offers approximately 200 sqm of living space. It comprises four bedrooms, each with its own shower room, including one on the ground floor. The living areas enjoy exceptional views over the pond, woodland and stream, creating a peaceful and intimate atmosphere.

A terrace overlooking the pond, complete with a jacuzzi, provides the perfect setting to enjoy this privileged environment throughout the seasons.

A second building of approximately 230 sqm, currently used as a workshop and garage, offers considerable potential for further development, subject to the necessary authorisations.

Rich in history, this unique property combines the character of its original architecture, the comfort of a comprehensive renovation and the beauty of an exceptional natural setting, free from disturbance.

This estate is exclusively marketed by Yoann BARCOS, Prestige Real Estate Consultant (RSAC No. 940 936 225).

Asking price: €737,000, including agency fees payable by the seller.

Energy Performance Certificate (EPC): A (37 kWh/sqm/year)
Greenhouse gas emissions: A (1 kg CO_2/sqm/year)
Estimated annual energy costs: between €780 and €1,100.

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

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	209.0 m²	Number of rooms:	6 rooms
Number of bedrooms:	4 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): A 37

Greenhouse gas emissions (GHG) index: A 1

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr