COLDWELL BANKER
EUROPA REALTY

House Saint-Martin-de-Hinx 149 m²



SALE PRICE : 515 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

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DESCRIPTION

SAINT-MARTIN-DE-HINX: Beautiful Renovated Landes-Style Home with 5 Bedrooms, Swimming Pool and Garage

Set in a peaceful location at the end of a quiet cul-de-sac, just a short distance from the centre of Saint-Martin-de-Hinx, this fully renovated Landes-style home enjoys a due-south orientation and complete privacy, with no overlooking neighbours.

The ground floor features a welcoming entrance hall, a spacious and light-filled living area, and a fully fitted and equipped kitchen with an adjoining utility room and laundry area. A hallway leads to two bedrooms with built-in wardrobes, a shower room and a separate WC.

Upstairs, an open-plan office area, three additional bedrooms with built-in wardrobes, two of which benefit from private balconies, and a bathroom complete the accommodation.

Outside, the semi-inground swimming pool, terraces and private garden create an inviting setting to enjoy the peaceful surroundings.

A 24 sqm garage, along with several additional storage sheds, completes the property.

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

Asking price: €515,000, including agency fees payable by the seller.

Energy rating: C (155)
Climate rating: A (5)
Estimated annual energy costs: between €1,520 and €2,130.

Information regarding the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	149.0 m²	Number of rooms:	6 rooms
Number of bedrooms:	5 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 155

Greenhouse gas emissions (GHG) index: A 5

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