COLDWELL BANKER
EUROPA REALTY

House Saubion 83 m²



SALE PRICE : 450 000 €

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 – SAUBION

Located in a quiet cul-de-sac close to the village center of Saubion, this charming single-storey home offers generous living spaces filled with natural light.

The property features a welcoming living room, a fully fitted and equipped kitchen, three bedrooms, a shower room, and a separate toilet. Several terraces complete the outdoor living areas.
In addition, two large garages provide ample storage space. Set on a 1,100 sqm plot, the property also offers excellent potential for further development or extension.

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

Sale Price: €450,000, including agency fees payable by the seller.

Energy Performance:
EPC Rating: D (242 kWh/sqm/year)
Greenhouse Gas Emissions: B (7 kg CO_2/sqm/year)
Estimated annual energy costs: between €1,430 and €1,990.

Information regarding potential risks to which this property is exposed is available on the French government website: Géorisques

Discover all our properties at: immoba.hossegor.fr

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FEATURES

Property type:	House	Area:	83.0 m²	Number of rooms:	4 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): D 206

Greenhouse gas emissions (GHG) index: B 7

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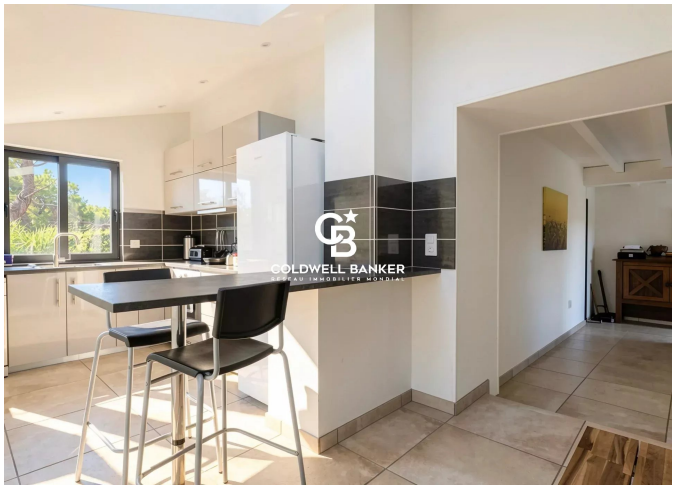



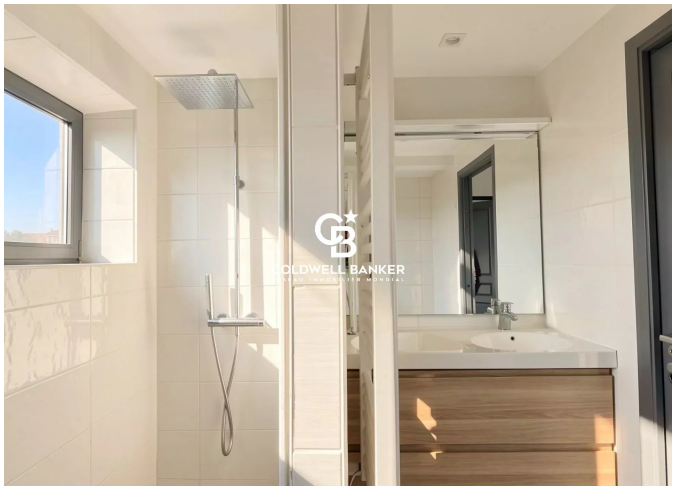

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