COLDWELL BANKER
EUROPA REALTY

House Saubrigues 195 m²



SALE PRICE : 730 000 €

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

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DESCRIPTION

SAINT-MARTIN-DE-HINX – CONTEMPORARY 4-BEDROOM VILLA WITH SWIMMING POOL, GARAGE AND HIGH-END FEATURES

Just 20 minutes from the beaches of Capbreton, this contemporary 195 sqm villa, built in 2022 and set within beautifully landscaped grounds of 1,300 sqm, combines elegant architecture, generous living spaces and refined finishes.

The 50 sqm living area, filled with natural light through expansive windows, features a lounge with a wood-burning stove and an open-plan kitchen with a central island. The ground floor also offers a principal suite with dressing room and en-suite shower room. Upstairs, three further bedrooms, including a second suite, and a mezzanine that could serve as a home office or fifth bedroom complete the accommodation.

Outside, the swimming pool blends seamlessly into Mediterranean-inspired landscaped gardens, complemented by a spacious terrace, a fully equipped summer kitchen and a covered dining area. A beautifully fitted 45 sqm cellar, designed as an entertaining space, adds another distinctive feature.

A 50 sqm double garage and a workshop complete the property. With an A-rated energy performance certificate (DPE) and modern equipment designed for year-round comfort, this villa offers both style and efficiency.

Presented by Yoann BARCOS, Prestige Real Estate Consultant (RSAC 940 936 225).

Asking price: €730,000, including agency fees payable by the seller.

Energy rating (DPE): A – 41 kWh/sqm/year
Greenhouse gas emissions: A – 1 kg CO_2/sqm/year
Estimated annual energy costs: €570–€850.

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

Discover all our properties at hossegor.immoba.fr.

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FEATURES

Property type:	House	Area:	195.0 m²	Number of rooms:	5 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 36

Greenhouse gas emissions (GHG) index: A 1

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