COLDWELL BANKER
EUROPA REALTY

House Saubrigues 173 m²



SALE PRICE : 795 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

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DESCRIPTION

SAUBRIGUES – RENOVATED PERIOD PROPERTY, 2.4-HECTARE ESTATE, PEACEFUL SETTING, GARAGE AND INDEPENDENT GUEST ACCOMMODATION

Tucked away in a peaceful, unspoilt setting, this authentic 19th-century property elegantly combines the charm of traditional stone architecture with the comfort of a contemporary renovation completed in 2020.

Set within more than 2.4 hectares of land, the property offers a rare lifestyle opportunity, surrounded by nature and enjoying complete privacy with no overlooking neighbours.

The main house centres around a spacious, light-filled living area, complemented by a fitted and fully equipped kitchen. The sleeping quarters comprise five bedrooms, two of which feature mezzanine levels, as well as a study.

A separate, self-contained guest accommodation completes the property, offering sleeping arrangements for 4 to 6 guests.

Outside, a range of additional features enhances the property's unique appeal. A large garage, workshop, two horse boxes and a pétanque court are harmoniously set within the surrounding greenery.

The property is also equipped with photovoltaic panels, contributing to improved energy efficiency.

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

Asking price: €795,000, including agency fees payable by the seller.

Energy Performance
Energy rating (DPE): A (67 kWh/sq.m/year)
Greenhouse gas emissions: A (2 kg CO_2/sq.m/year)
Estimated annual energy costs: between €1,120 and €1,560.

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

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FEATURES

Property type:	House	Area:	173.0 m²	Number of rooms:	9 rooms
Number of bedrooms:	7 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 67

Greenhouse gas emissions (GHG) index: A 2

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