COLDWELL BANKER
EUROPA REALTY

House Saubrigues 200 m²



SALE PRICE : 650 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

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DESCRIPTION

SAUBRIGUES – Characterful Landes Home with Swimming Pool and Mature Grounds
Just a few minutes from the beaches of Hossegor and Capbreton, and close to Bayonne, this authentic Landes-style home offers a rare lifestyle setting, nestled between the countryside and the ocean.
Offering approximately 190 sqm of living space, the property features generous proportions, five bedrooms and a spacious living room. The house is currently fully habitable, while also presenting an excellent opportunity for renovation to create a more contemporary feel without compromising its character and distinctive Landes identity.
Outside, the property truly comes into its own, with mature landscaped grounds, a swimming pool and an approximately 40 sqm pool house, as well as a workshop, creating an exceptionally pleasant environment for everyday living and entertaining.
This property will appeal both for its peaceful surroundings and its proximity to the coast, as well as for its potential. Whether as a primary residence, a family home or a holiday retreat, it offers the opportunity to create a property perfectly suited to your lifestyle.
This property is presented by Emma Martin, Prestige Property Consultant (RSAC 522 318 310).
Asking price: €650,000, including agency fees payable by the seller.
Energy performance:
Energy rating: D (245)
Greenhouse gas emissions: B (7)
Estimated annual energy costs for the property: between €1,950 and €2,680.
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
Discover all our properties on IMMOBA.

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FEATURES

Property type:	House	Area:	200.0 m²	Number of rooms:	6 rooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 237

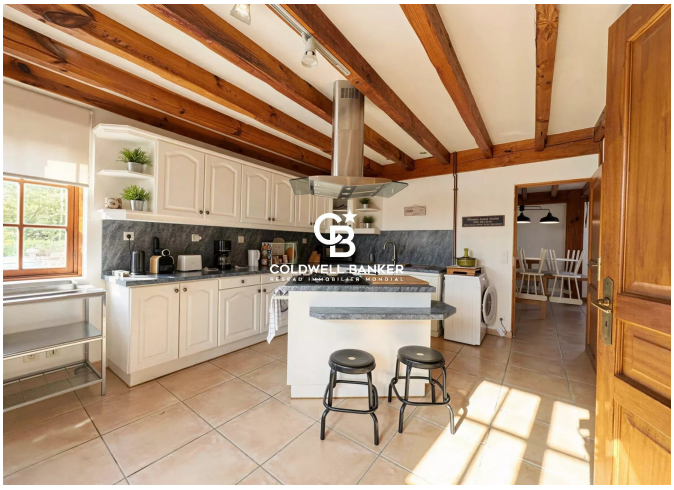
Greenhouse gas emissions (GHG) index: B 7

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