COLDWELL BANKER
EUROPA REALTY

House Seignosse 270 m²



SALE PRICE : 1 620 000 €

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DESCRIPTION

Located in Seignosse Océan, close to Le Penon beach and local shops, this Landes-style property offers approximately 275 sqm of living space on an 815 sqm plot.

The main house, measuring approximately 175 sqm, features generous proportions and several living areas designed for spending quality time together. It comprises four bedrooms, as well as a TV lounge and/or games room, allowing everyone to enjoy their own space, whether for everyday living or holidays.

Upstairs, an independent apartment of approximately 100 sqm benefits from its own entrance and a terrace. With three bedrooms, it offers complete independence and a range of possibilities: accommodating family and friends, housing several generations, setting up a professional practice or exploring a rental opportunity.

In total, the property offers seven bedrooms and four bathrooms or shower rooms, making it particularly well suited to large families and those looking for a flexible living arrangement.

Outside, the garden features a hot tub, while a large garage completes the property. Residents also have access to a tennis court.

With the ocean and shops nearby, and two separate living spaces, this property is well worth discovering for those wishing to enjoy the Le Penon area on foot. It offers a variety of possibilities, whether as a main residence or a holiday home.

This property is presented by Marie-Laure RIVIERE, Luxury Real Estate Consultant (RSAC No. 492 341 375).

Sale price: €1,620,000, including €62,308 in agency fees payable by the purchaser (i.e. 4%).

Net seller price: €1,557,692.

Energy performance:

Energy Performance Certificate (DPE): C (152 kWh/sqm/year)

Greenhouse gas emissions: A (5 kg CO_2/sqm/year)

Estimated annual energy costs: between €2,580 and €3,570.

Information about the risks to which this property is exposed is available at: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	270.0 m²	Number of rooms:	11 rooms
Number of bedrooms:	7 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): C 152

Greenhouse gas emissions (GHG) index: A 5

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