COLDWELL BANKER
EUROPA REALTY

House Seignosse 81 m²



SALE PRICE : 640 000 €

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DESCRIPTION

SEIGNOSSE OCEAN – EXCLUSIVE LISTING - RENOVATED HOUSE FACING THE FOREST

Just minutes from the ocean in Seignosse, this charming 81 sqm house (77.7 sqm Carrez Law) has been fully renovated. It stands out for its unique character, warm atmosphere and privileged setting.

The light-filled living area features a contemporary open-plan kitchen and a cosy lounge with a pellet stove. The property offers two bedrooms, including a beautiful master suite with its own private shower room, as well as a second shower room.

Outside, a superb 36 sqm wooden terrace beneath a pergola extends towards a private spa, overlooking the surrounding pine forest. A peaceful outdoor space perfectly suited to the relaxed Landes lifestyle.

Quiet and completely private, yet within easy reach of local shops, beaches and Seignosse's renowned surf spots, the property is an ideal seaside retreat or a charming main residence.

A rare property, beautifully renovated, combining design, nature and the ocean.

This property is presented by Yoann BARCOS, RSAC 940 936 225

Sale price: €640,000, including agency fees payable by the seller.

Energy Performance Certificate (DPE): C (174 kWh/sqm/year)
Greenhouse gas emissions: A (5 kg CO_2/sqm/year)
Estimated annual energy costs: between €1,330 and €1,830.

Property within a co-ownership. No service charges. No ongoing legal proceedings.

Information regarding the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	81.7 m²	Number of rooms:	3 rooms
Number of bedrooms:	2 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

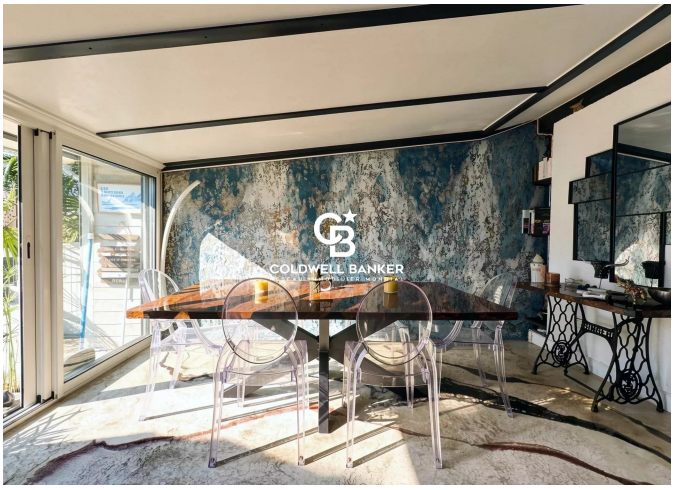
Energy performance diagnosis (EPD): C 174

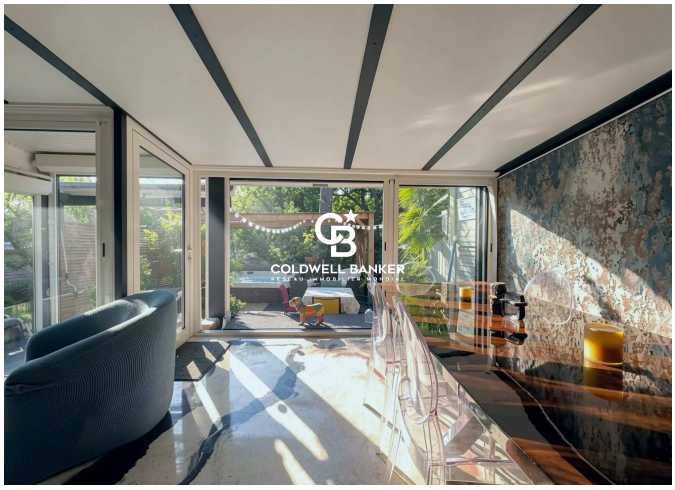
Greenhouse gas emissions (GHG) index: A 5

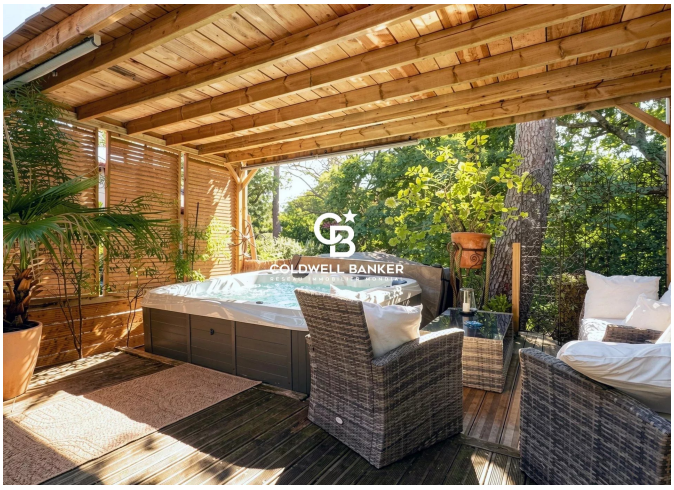
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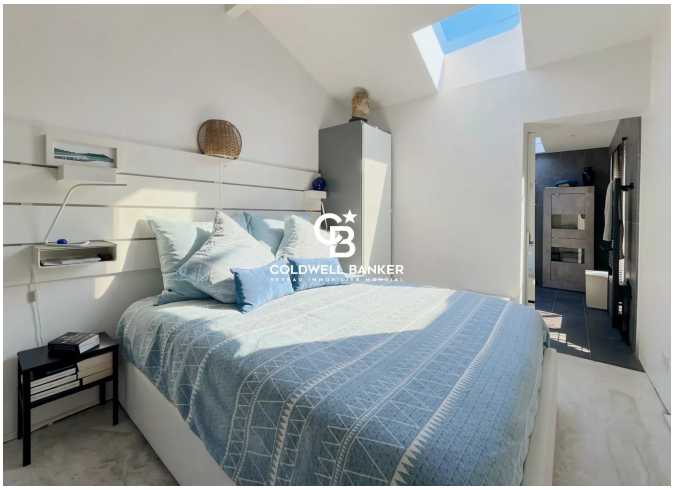
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