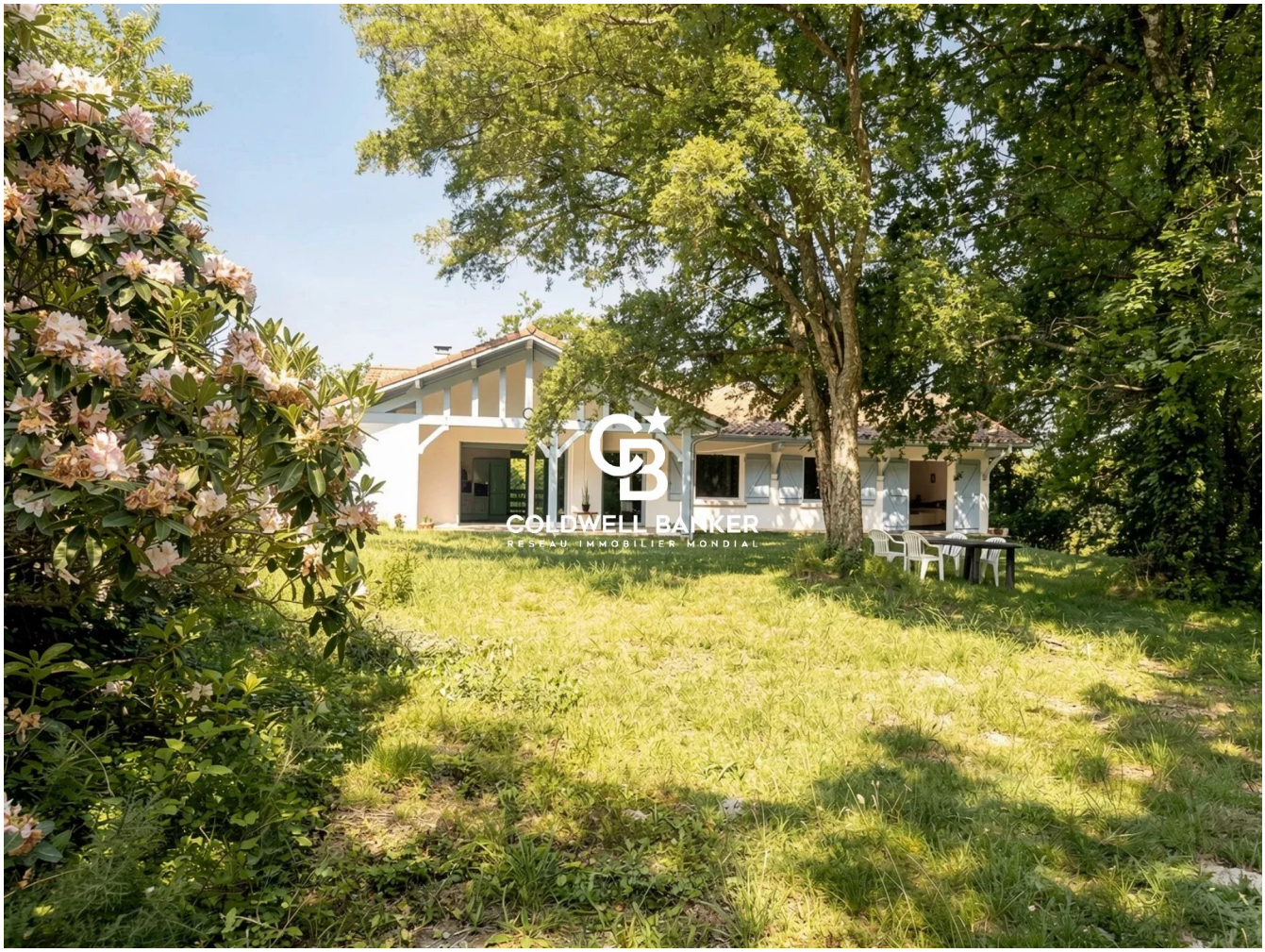
COLDWELL BANKER
EUROPA REALTY

House Soustons 150 m²



SALE PRICE : 779 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

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France, 40150, Soorts-Hossegor

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DESCRIPTION

Soustons – Charming house with outbuilding, in an exceptional natural setting.
Only a few minutes from the center of Soustons, its shops, the pond and beaches, this property invites you to live at the rhythm of nature, in a preserved environment and without vis-à-vis.
Located on a wooded plot of more than 7,600 m 2, classified as a natural area, the house develops more than 150 m2 living space, completely renovated with care. The interior, bright and comfortable, offers a friendly living space, four bedrooms, a bathroom and a shower room, in a soothing atmosphere.
A vast semi-basement of more than 190 m2 enriches the possibilities: double garage, laundry room, as well as an independent space to renovate including a bedroom, a bathroom and a toilet – ideal for setting up a studio, a workshop or a recreation room.
Also has a separate outbuilding of 30 m 2, to be arranged according to your desires.
An extension of the house is possible as well as the installation of a swimming pool (according to PLUI in force).
The land, naturally protected, leaves room for multiple projects: main or secondary residence, family home, place of creation, wellness area or eco-tourist activity.

This property is offered to you by Emma Martin, Luxury Real Estate Consultant (RSAC 522 318 310).

Sale price: 779 000 €, fees included at the seller's expense.

Energy performance:
DPE D (227) GES B (7)
Estimate of annual housing energy costs between €2880 and €3950.

The information on the risks (natural, mining, technological) to which this property is exposed are available on the Géorisques site: www.georisques.gouv.fr

Find all our properties on IMMOBA.

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FEATURES

Property type:	House	Area:	150.0 m²	Property tax:	€575.00
Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 227

Greenhouse gas emissions (GHG) index: B 7

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