COLDWELL BANKER
EUROPA REALTY

House Tercis-les-Bains 543 m²



SALE PRICE : 1 466 500 €

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

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DESCRIPTION

Set within an unspoilt natural setting, this rare property spans nearly 9 hectares and offers a peaceful, private and highly sought-after environment.

From the estate, the exceptional views over the Adour wetlands will delight lovers of nature and wide-open spaces. Its location combines a preserved setting with easy access: Hossegor is just 20 minutes away, while Dax train station can be reached within 15 minutes.

Currently operated as a hospitality business, the property comprises five guest bedrooms, an independent gîte and a private living area. This configuration is ideal for combining a primary residence, a personal project and a professional activity, with the existing business ready to continue immediately and significant potential for further development.

Thanks to its generous volumes and extensive outdoor spaces, the estate also offers numerous opportunities for events. Weddings, seminars, wellness retreats and private receptions could all be hosted here, in an authentic natural setting perfectly suited to creating unique and memorable experiences.

This property is offered by Allison OTIN.

Sale price: €1,466,500, including €63,150 in agency fees payable by the buyer (4.5% incl. VAT).

Price excluding agency fees: €1,403,350.

Energy performance rating (DPE): C (107)
Greenhouse gas emissions (GES): C (28)

Estimated annual energy costs: between **€4,190 and €5,740**.

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:	543.0 m²	Number of rooms:	16 rooms
Number of bedrooms:	11 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 103

Greenhouse gas emissions (GHG) index: C 28

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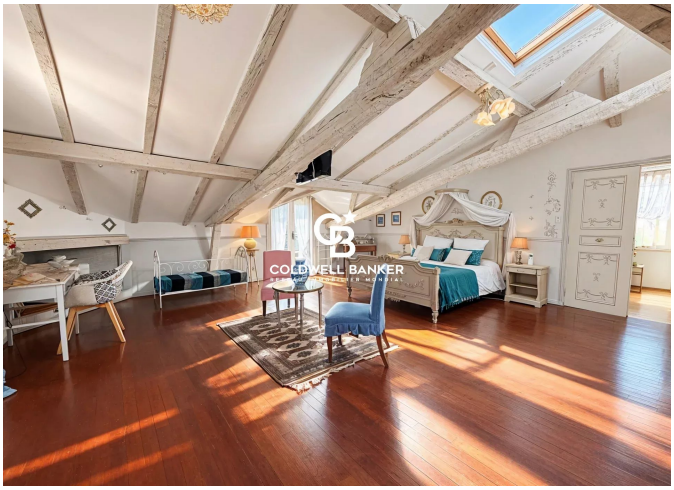
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