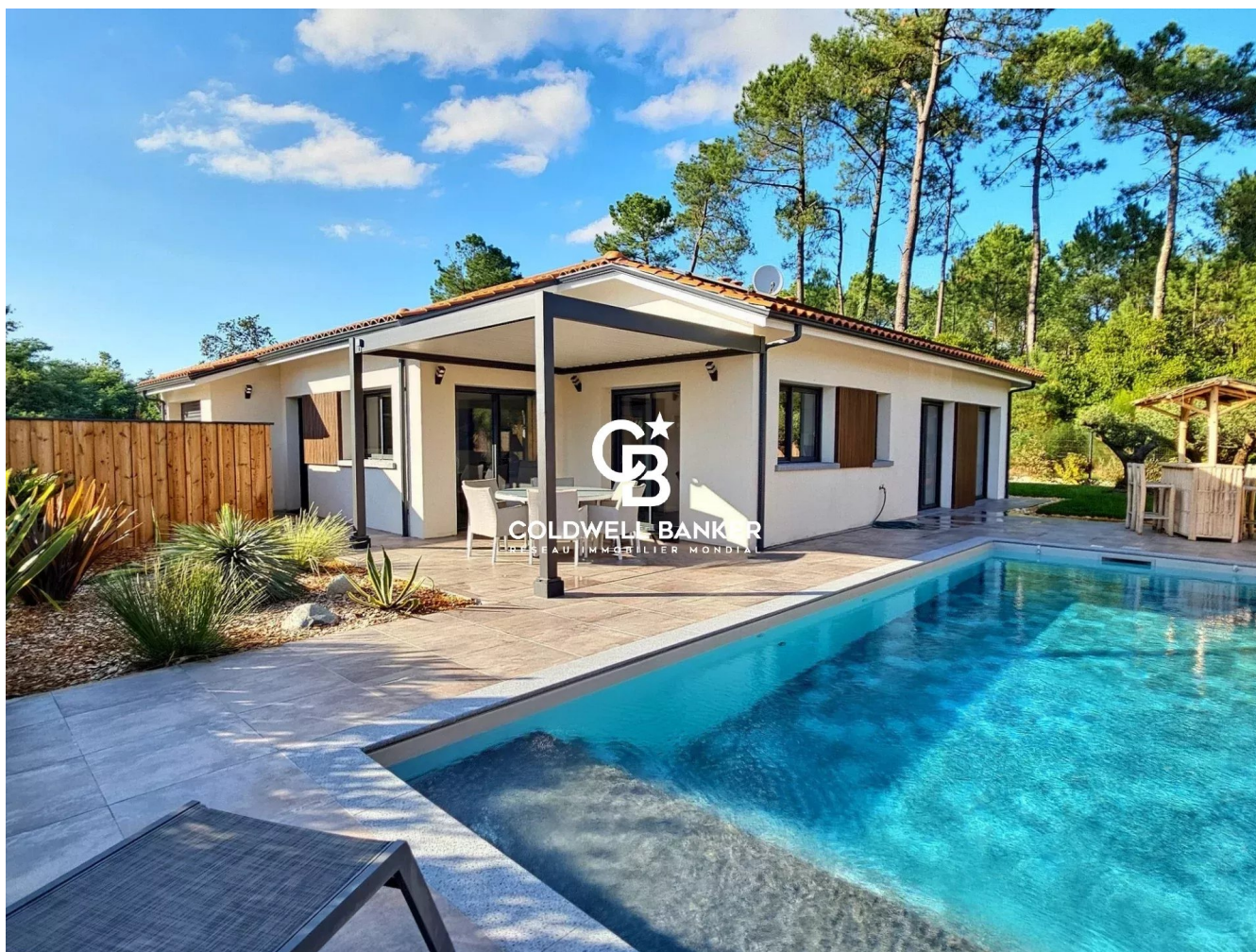


Maison Biscarrosse 116 m<sup>2</sup>

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PRIX DE VENTE : 680 000 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

EXCLUSIVITÉ

## DESCRIPTION

EXCLUSIVE LISTING – Coldwell Banker Immoba Realty presents, in BISCARROSSE-BOURG:

Set in a peaceful and green environment, discover this contemporary single-level home built in 2022, where every detail has been designed to combine comfort and modernity. Its bright living area benefits from dual exposure and opens seamlessly onto the outdoors, creating a warm and inviting space. The house features 4 bedrooms and 3 shower rooms, perfect for hosting family and friends in complete privacy.

Outside, you can enjoy a heated swimming pool to extend the swimming season, as well as a low-maintenance landscaped garden. Practical and eco-friendly, the property is also equipped with an electric vehicle charging station, photovoltaic panels, a drilled well, and a programmable automatic irrigation system. Additionally, it includes a spa for year-round relaxation.

Move-in ready, no renovation is required—everything has been designed for immediate comfort and peace of mind.

A fantastic opportunity for a turnkey family home, perfectly suited as a primary or secondary residence. The property can also be sold fully furnished, facilitating a ready-to-go project.

A visit is a must: the perfect blend of modern comfort and natural living.

Contact: Stéphanie GUEBEL  
Independent Sales Agent  
RSAC 892 794 124 – RCP 127 100 479

Energy rating: A (45 kWhEP/m<sup>2</sup>/year), GHG rating A (1 kgCO<sub>2</sub>eq/m<sup>2</sup>/year)  
Estimated annual energy costs: €360–€520

Fees payable by the seller.  
Find all our listings on IMMOBA.

Information on the risks to which this property is exposed is available on request or on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr).

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	116.0 m <sup>2</sup>	Taxe foncière :	€1.00
NB de pièces :	5 rooms	NB de chambres :	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 45

Indice d'émission de gaz à effet de serre (GES) : A 1



**COLDWELL BANKER**  
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