

Maison Biscarrosse 170 m²



PRIX DE VENTE : 530 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR



COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Coldwell Banker Immo Realty invites you to discover, in Biscarrosse, this spacious 6-room family home set over two levels, offering approximately 170 sqm of living space on a 2,000 sqm plot.

Located in a peaceful residential area, on the way to the lake beaches accessible safely by bike and close to local amenities, this light-filled property enjoys a quiet and green environment. Set on a beautifully maintained plot, it provides an exceptional lifestyle for those seeking space and serenity without compromising everyday comfort.

Built in 2014, this turnkey home offers generous volumes and comfortable family living. It features:

- 3 bedrooms, including a ground-floor master suite
- A spacious living area of over 50 sqm with fireplace
- A fully equipped open-plan kitchen
- A laundry room and a separate pantry
- Ideal south/south-west exposure
- Underfloor heating

The upper floor also benefits from independent external access, offering excellent potential for various uses (guest accommodation, home office, independent space, etc.).

Outside, the property includes a carport, two garden sheds, a private drilled well, and ample parking space.

The house is equipped with photovoltaic panels with full electricity resale.

No work required.

A move-in ready property combining comfort, energy efficiency, and quality of life in a highly sought-after natural setting.

A wonderful opportunity for nature lovers – To arrange a viewing, please contact Stéphanie GUEBEL, independent sales agent, RSAC 892 794 124 – RCP 127 100 479.

Energy rating: B (107 kWhEP/sqm/year)

Greenhouse gas rating: A (4 kg CO₂/sqm/year)

Estimated annual energy costs: €1,520 – €2,100

Agency fees payable by the seller.

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Information regarding potential risks to which this property is exposed is available upon request or on the Géorisques website. **281 boulevard de la Côte d'Argent** | **FRANCE, 33420, Arcahion** | **TEL : +33 557 158881** | **immoba@coldwellbanker.fr**



CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	170.0 m ²	Taxe foncière :	€1.00
NB de pièces :	6 rooms	NB de chambres :	3 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

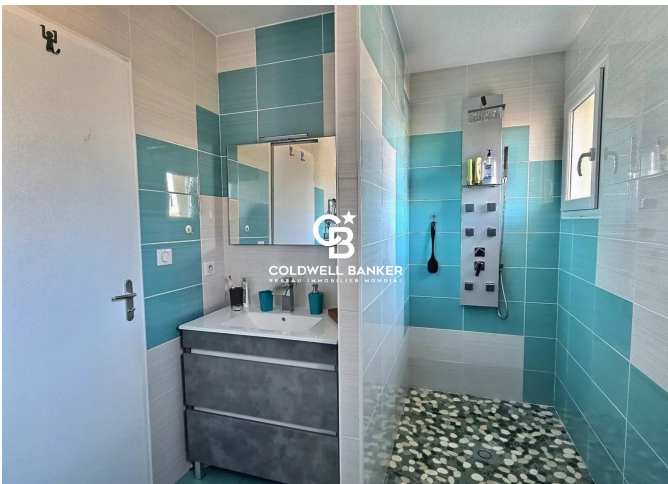
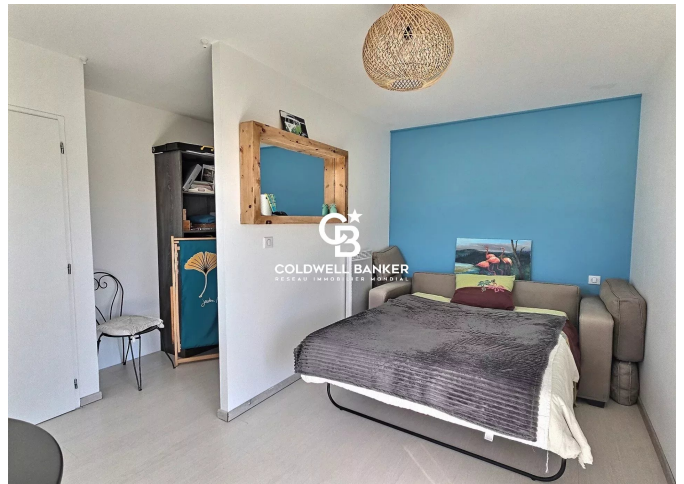
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 107

Indice d'émission de gaz à effet de serre (GES) : A 4



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