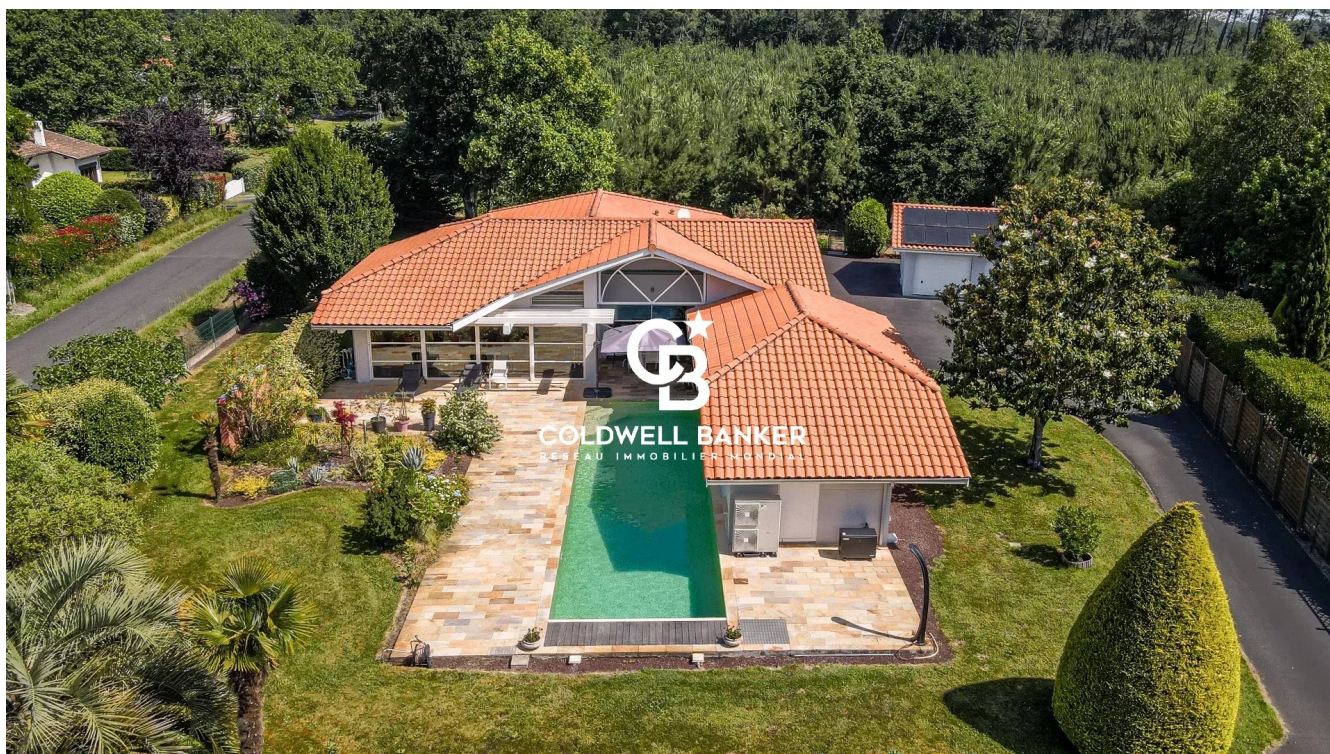


Maison Biscarrosse 185 m²



PRIX DE VENTE : 1 072 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Just a few minutes from the beaches, lake and town centre of Biscarrosse, this beautiful single-storey villa invites you to embrace an exceptional lifestyle combining space, light and tranquillity.

Built in 2009 on a landscaped plot of over 2,000 sqm, the property offers approximately 184 sqm of bright and comfortable living space. The generous living area, perfectly connected to the outdoors, opens onto a stunning 14 x 4 m swimming pool, creating a true holiday atmosphere all year round.

The villa features four bedrooms, including a superb 32 sqm master suite designed as a private retreat. The large open-plan kitchen and welcoming living spaces make this home ideal for entertaining family and friends in every season.

Underfloor heating, air conditioning, solar panels, electric vehicle charging points, an attached garage and a separate double garage complete the comfort of this property, where every detail has been designed for an easy and enjoyable lifestyle.

Close to cycling paths, shops and everyday amenities, this is a rare opportunity to enjoy the relaxed elegance and natural beauty of Biscarrosse.

Sale price: €1,070,000

Agency fees paid by the seller

Energy performance rating: A (36)

Greenhouse gas emissions: A (1)

Estimated annual energy costs: between €660 and €950

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

For further information, please contact Anastasiya GRALLIEN, Independent Sales Agent
RSAC No. 881094221 – Professional liability insurance No. 127100479

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	185.0 m ²	Taxe foncière :	€1.00
NB de pièces :	6 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

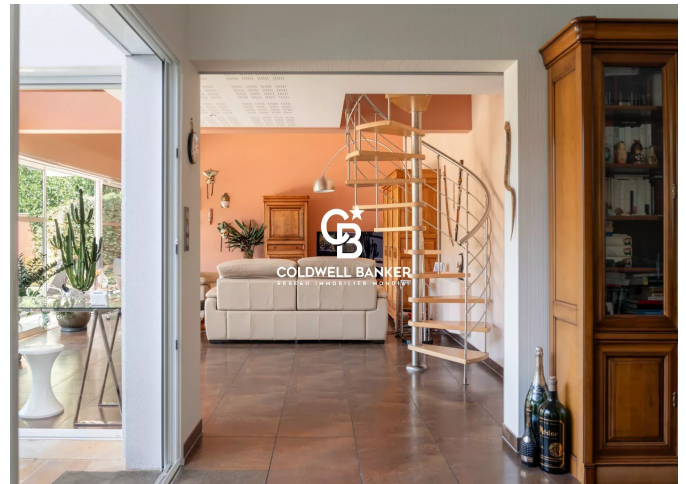
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 36

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



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