

Maison Capbreton 126 m²



PRIX DE VENTE : 840 000 €

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DESCRIPTION

Capbreton – Quartier des Écrivains – In immediate proximity to the golf course, schools, and Hossegor.

Ideally located in a peaceful setting within one of the most sought-after areas of Capbreton, discover this charming Landes-style house of approximately 125 sqm, set on a beautiful flat and landscaped 705 sqm plot.

Perfectly maintained, the property features a spacious cathedral-style living and dining area with an open-plan kitchen, a pantry/laundry room, 6 bedrooms, a mezzanine, one bathroom, and a separate WC.

Outside, you will enjoy a lovely green environment with additional building footprint potential remaining on the plot, offering numerous possibilities for renovation, extension, or further development according to your projects.

Some photographs have been generated or enhanced using artificial intelligence for illustration and interior design purposes. Non-contractual visuals.

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This property is presented by Lucas LACADÉE, Luxury Real Estate Consultant (RSAC 919 245 969).

Sale price: €840,000 agency fees included, payable by the seller.

Energy performance:

- EPC rating: E (277 kWh/sqm/year)
- Greenhouse gas emissions: C (14 kg CO₂/sqm/year)
- Estimated annual energy costs between €2,860 and €3,930.

Information regarding natural, mining, and technological risks to which this property may be exposed is available on the official Géorisques website: www.georisques.gouv.f

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	126.0 m ²	NB de pièces :	7 rooms
NB de chambres :	6 bedrooms				

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

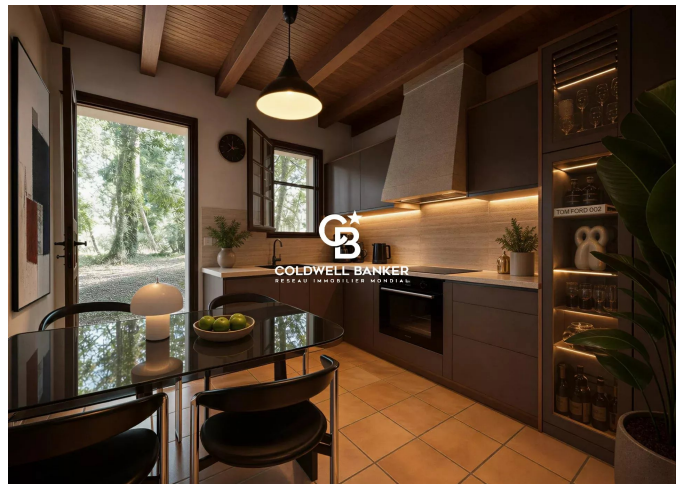
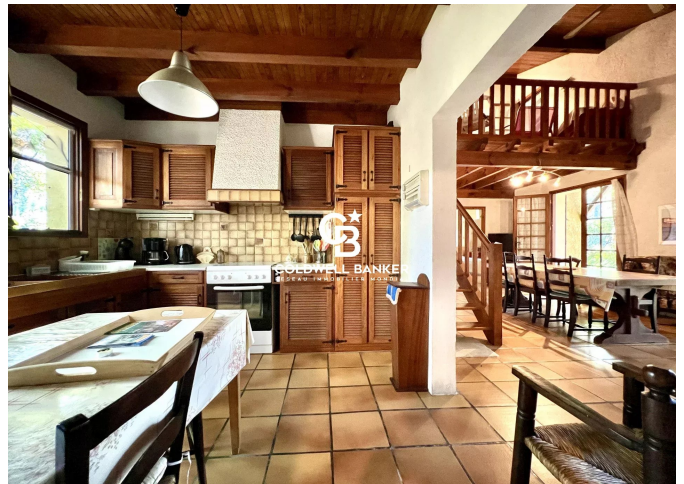
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 277

Indice d'émission de gaz à effet de serre (GES) : C 14



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