

Maison Capbreton 143 m²



PRIX DE VENTE : 1 195 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

In one of the most sought-after neighborhoods of Capbreton, between the legendary Santocha Beach and the town center, this elegant Capbreton-style house perfectly embodies the art of living on the Landes coast. Here, everything is within walking or cycling distance: the ocean just a few meters away, the market, shops, and terraces, all set in a serene and privileged atmosphere.

Fully redesigned and renovated, the property offers over 140 m² of living space on a plot of approximately 550 m², providing a subtle balance between authenticity, contemporary comfort, and seaside charm.

From the entrance, the house reveals a warm and elegant atmosphere. The ground floor is organized around a beautiful, light-filled living area, where the lounge, warmed by a wood-burning stove, harmoniously connects to an open kitchen extended by a pantry. Large openings naturally lead to a superb covered wooden terrace, a true outdoor living space, perfect for enjoying long summer evenings.

This level also includes a master suite with a shower room, two office spaces ideally suited for remote work or additional bedrooms, as well as a laundry area with a toilet.

Upstairs, the Capbreton spirit is fully expressed: three spacious bedrooms, a bathroom, and a separate toilet, all enhanced by a magnificent exposed framework and high ceilings, giving the space an authentic and timeless charm.

Outside, the south- and southeast-facing garden offers a privileged setting to fully enjoy the oceanic climate. A jacuzzi has been installed, inviting relaxation after a surf session or a day at the beach. A cellar completes the property, perfect for storing surfboards, bicycles, and beach equipment.

A characterful home, rare for its exceptional location, where elegance, comfort, and a gentle lifestyle come together just steps from the ocean.

This property is presented by Emma MARTIN, Luxury Real Estate Consultant (RSAC 522 318 312)

Prix de vente : 1 139 000€ HAI honoraires inclus et à charge acquéreur pour un montant de 56 000€ soit 4,92%.

Prix hors honoraires : 1 195 000€.

DPE C (101) GES C(16)

Estimation des coûts annuels d'énergie du logement entre 1260€ et 1760€.

Information on risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	143.0 m ²	NB de pièces :	6 rooms
NB de chambres :	5 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 101

Indice d'émission de gaz à effet de serre (GES) : C 16



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