

Maison Labenne 184 m²



PRIX DE VENTE : 830 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

DESCRIPTION

Just 800 meters from the ocean and bordering the forest, this elegant 208 m² (184 m² of living space) architect-designed home, fully renovated, combines timeless lines, noble materials, and generous volumes.

Designed to welcome family and friends, it features a spacious, light-filled living area, a bespoke granite kitchen, and four bedrooms, including a 37 m² master suite. A bright and versatile mezzanine under the exposed roof structure completes the ensemble.

Outdoors, a refined 70 m² patio, a swimming pool, a summer kitchen, a pétanque court, and expansive terraces blend harmoniously into a beautifully landscaped 1,200 m² garden, dominated by a majestic cork oak.

Nestled in a peaceful and sought-after neighborhood of Labenne Océan, this rare property combines aesthetics, comfort, and an exceptional living environment.

This property is presented by Yoann BARCOS, Luxury Real Estate Consultant (RSAC 940 936 225).

Asking price: €830,000 (agency fees included, payable by the seller).

Energy performance: DPE rating D (186) / GES rating D (30).

Estimated annual energy costs: between €2,630 and €3,630.

Information on potential risks (natural, mining, technological) affecting this property is available at: www.georisques.gouv.fr.

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CARACTÉRISTIQUES

Type de bien : Maison Surface : 184.0 m² NB de pièces : 6 rooms

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) : D 186

Indice d'émission de gaz à effet de serre (GES) : D 30



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