

Maison Lacanau



PRIX DE VENTE : 1 881 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty, Andernos-les-Bains Real Estate Agency, presents this magnificent equestrian estate in Lacanau. Nestled in a lush natural setting, the domain extends over approximately 7 hectares of fully fenced land, bordering the forest with direct access to the lake—an idyllic environment for lovers of horses, nature, and authenticity.

Elegantly set within this landscape, the 170 m² wooden-clad villa offers a warm and welcoming atmosphere. It features a vast living area with lounge, living room, and open kitchen, as well as a utility room. The night area includes a splendid master suite with whirlpool bathroom and dressing room, along with three additional bedrooms and a second shower room.

Outside, a terrace extends the living space and opens harmoniously onto a 4 × 8 m swimming pool—an oasis of relaxation in the heart of nature.

On the equestrian side, the facilities are designed to satisfy the most demanding riders:

Stable with 10 boxes

Heated tack room

Feed room

Indoor wash area with solarium and outdoor wash area

Lastik arena equipped with dressage mirrors

Every detail has been thoughtfully designed to provide exceptional comfort for both horses and riders. A rare and exceptional property in the Lacanau area.

Risk information for this property is available on www.georisques.gouv.fr

DPE: D (249 kWh/m²/year)

GES: B (8 kg CO₂/m²/year)

Estimated annual energy costs: between €2,810 and €3,840

Average energy prices indexed for 2021, 2022, 2023

Sale price: €1,980,000 (agency fees included).

Agency fees of 5% incl. VAT (€94,285.71 incl. VAT) are payable by the buyer.

Net seller price: €1,885,714.29

For more information, please contact Christine Hauer.

RSAC No. 494 327 679 – RCP No. 25032648

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CARACTÉRISTIQUES

Type de bien :	Maison	Taxe foncière :	€1.00	NB de pièces :	5 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) : D 249

Indice d'émission de gaz à effet de serre (GES) : B 8



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