

Maison Biscarrosse 180 m<sup>2</sup>

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PRIX DE VENTE : 555 000 €

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EXCLUSIVITÉ

## DESCRIPTION

Coldwell Banker Immoba Realty invites you to discover, **EXCLUSIVELY**, in Biscarrosse-Bourg, this spacious single-level 6-room house of just over 180 m<sup>2</sup>, set on a landscaped plot of nearly 1,060 m<sup>2</sup>.

You will be immediately charmed by its magnificent 120 m<sup>2</sup> living area, bathed in light, with an integrated veranda offering panoramic views of the landscaped garden. Its suspended fireplace adds a unique decorative touch. The fully fitted and equipped kitchen, of excellent quality, opens harmoniously onto the living space, making it ideal for entertaining in a warm and convivial atmosphere.

The sleeping area comprises four bedrooms, including a master suite with bathroom, a second bathroom, and two toilets. A laundry room completes the layout of this home, which combines comfort and functionality.

Additionally, you will enjoy a 50 m<sup>2</sup> double garage, providing ample storage space or secure parking for two vehicles.

This house, perfectly maintained both inside and out, is ideal for a large family seeking generous living spaces and a calm, green environment.

This property represents a great opportunity for those looking for a functional and comfortable home, close to all amenities. Don't miss the chance to visit this residence that perfectly combines comfort and practicality.

For a visit, contact: Stéphanie GUEBEL, Independent Sales Agent

RSAC 892 794 124 – RCP 127 100 479

Energy rating: C (113 kWhEP/m<sup>2</sup>/year), GHG rating B (6 kgCO<sub>2</sub>eq/m<sup>2</sup>/year) – OLD VERSION

Fees payable by the seller.

Find all our listings on IMMOBA.

Information on the risks to which this property is exposed is available on request or on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr).

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	180.0 m <sup>2</sup>	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](http://www.georisques.gouv.fr)

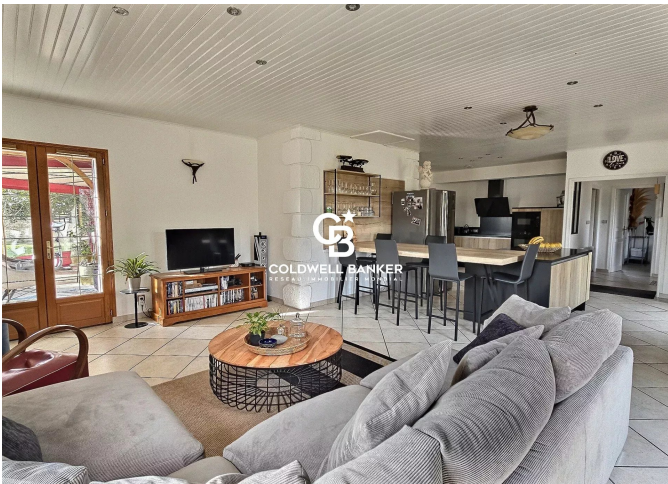
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 113

Indice d'émission de gaz à effet de serre (GES) : B 6



**COLDWELL BANKER**  
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