

Maison Biscarrosse 186 m²



PRIX DE VENTE : 750 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

This spacious family home is set on a plot of over 2,000 sqm, in the heart of a calm and preserved environment, just five minutes from the lake and the center of Biscarrosse.

The house is centered around a bright and welcoming living area, opening onto a large terrace facing the swimming pool. The kitchen, both elegant and convivial, extends these spaces designed for entertaining and shared moments.

Five bedrooms complete the property, including a ground-floor suite ideally suited for comfort and privacy, while the upper level offers additional sleeping quarters designed for relaxed family living.

Outside, the landscaped garden invites you to slow down, enjoy, and fully embrace each moment in a soft and private atmosphere.

A rare property combining tranquility, brightness, and quality of life in a privileged setting.

Sale price: €750,000

Agency fees payable by the seller.

Energy rating: DPE C (145), GES A (4)

Estimated annual energy costs: between €1,523 and €2,061 per year

Information regarding risks to which this property is exposed is available upon request or on the Géorisques website: www.georisques.gouv.fr

For further information, please contact Anastasiya GRALLIEN, Independent Sales Agent

RSAC No. 881094221 – Professional liability insurance No. 127100479

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	186.5 m ²	Taxe foncière :	€1.00
NB de pièces :	7 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

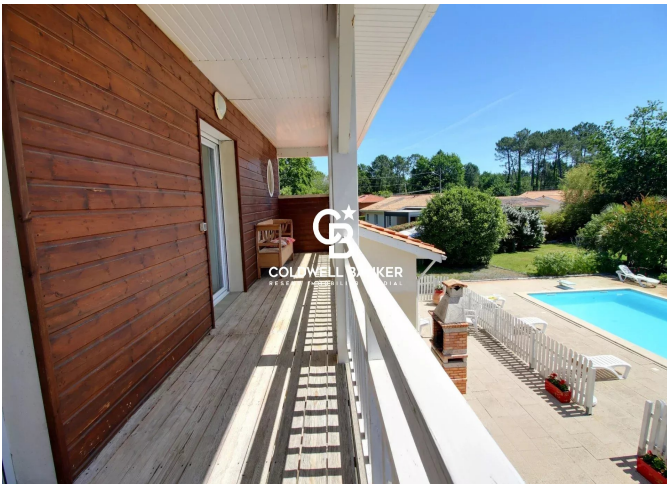
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 124

Indice d'émission de gaz à effet de serre (GES) : A 4



COLDWELL BANKER
EUROPA REALTY



281, Boulevard de la Côte d'Argent
France, 33120, Arcachon



TÉL : +33557158881
immoba@coldwellbanker.fr