

Maison Capbreton 160 m²



SALE PRICE : 798 660 €

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DESCRIPTION

CAPBRETON – In the heart of the town centre, within one of the most sought-after neighbourhoods, discover this authentic Landes-style home enjoying a privileged setting with direct access to the Boudigau canal.

Set on a 1,067 sqm plot, this property offers outstanding potential for enhancement in a highly desirable environment.

Built with quality materials, the house requires interior renovation, providing the opportunity to reveal its full character and adapt it to modern living standards.

The main floor comprises an entrance hall with hallway, a living and dining room, a separate kitchen, three bedrooms, a bathroom, and a separate WC.

The ground floor features an entrance hall, two additional bedrooms, a living room, a kitchen, a shower room, and a boiler room. This level benefits from an average ceiling height of approximately 1.92 metres.

Outside, the generous grounds are a major asset and offer numerous possibilities for landscaping and outdoor living. The property also benefits from significant remaining building rights, allowing for the consideration of an extension or further development of the existing structure, subject to obtaining the necessary planning permissions and compliance with local regulations.

A rare opportunity in Capbreton to create a distinctive primary or secondary residence, just a short walk from shops, the harbour, and the beaches.

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This property is presented by Lucas LACADÉE, Luxury Real Estate Consultant (RSAC 919 245 969).

Asking price: €798,660 (agency fees payable by the seller).

Energy performance:

- Energy rating (DPE): F (286 kWh/sqm/year)
- Greenhouse gas emissions: F (73 kg CO₂/sqm/year)
- Estimated annual energy costs: between €2,930 and €4,010.

Information regarding natural, mining and technological risks to which this property may be exposed is available on the Géorisques website: www.georisques.gouv.fr

FEATURES

Property type:	Maison	Area:	160.0 m ²	Property tax:	€1.00
Number of rooms:	7 rooms				

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): F 275

Greenhouse gas emissions (GHG) index: F 73



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