

Maison Capbreton 240 m²



SALE PRICE : 795 000 €

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EXCLUSIVITY

DESCRIPTION

In Saubrigues, just fifteen minutes from Hossegor and Capbreton, a rare residence reveals itself in the heart of a thriving village. A privileged address where authenticity meets sophistication.

This charming home, both elegant and welcoming, captivates from the first moment with its generous volumes and unique atmosphere. Nestled within a beautifully landscaped and fully planted garden, it offers multiple outdoor spaces ideal for relaxation and well-being. A stunning swimming pool completes the setting, creating a true haven of serenity.

The ground floor opens onto a welcoming entrance leading to a spacious living area, followed by a dining room with an open kitchen, all overlooking the pool and sun-drenched terraces. In the other wing, a magnificent master suite awaits, featuring a dressing room and bathroom. Two additional bedrooms – one currently used as an office – complete this level, with independent access perfect for a home office or professional activity. A shower room also enhances this floor.

Upstairs, an elegant staircase leads to three bedrooms and a bathroom, offering a perfectly designed sleeping area for family and guests in absolute comfort.

The ground-floor living spaces, bathed in natural light and seamlessly opening onto the garden, ensure a smooth, fluid circulation, perfect for entertaining and fully enjoying the South-Western lifestyle.

A small annex and a garden shed complete the property, providing practical and convenient spaces for storing bicycles, motorcycles, surfboards, sports equipment, or even a golf trolley.

A unique home where elegance, nature, and the art of living intertwine, offering a peaceful life just minutes from the stunning Landes beaches.

Energy Performance Rating (EPC): C (88)

Greenhouse Gas Emissions (GHG): C (17)

Estimated annual energy costs: between €1,970 and €2,700.

This property is offered by Emma MARTIN, Luxury Real Estate Consultant (RSAC 522 318 312).

Sale price: €795 000 – fees payable by the seller.

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

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FEATURES

Property type:	Maison	Area:	240.0 m ²	Property tax:	€1.00
Number of rooms:	7 rooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 88

Greenhouse gas emissions (GHG) index: C 17

