

Maison Rion-des-Landes 300 m²



PRIX DE VENTE : 1 095 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

EXCLUSIVE LISTING – NEAR RION-DES-LANDES – LANDAIS ESTATE WITH OUTBUILDINGS, POOL AND LANDSCAPED PARK

Nestled in the heart of a preserved and wooded environment, sheltered from any disturbances and completely private, this remarkable airial-style property, fully renovated, embodies the Landes art of living at its finest.

The main house, enhanced by a high-quality renovation and carefully selected materials, offers generous, light-filled volumes. Its spacious living area, elegantly open to the surrounding nature, invites serenity. It features four bedrooms, including a superb ground-floor master suite, each with its own shower room. A large office completes the layout.

The property is further enriched by several outbuildings, including an independent apartment of over 100 sqm with three bedrooms, ideal for hosting guests or developing a hospitality business. Two barns offering multiple possibilities complete this rare ensemble.

Outside, a landscaped park of 1.4 hectares features a swimming pool, terraces, and a jacuzzi, offering an exceptional living environment in perfect harmony with nature.

A rare property, in absolute tranquility, perfectly suited for a guesthouse project or as a prestigious primary or secondary residence. Train station just 5 minutes away, providing quick access to Bordeaux.

This property is exclusively presented by Yoann BARCOS, Luxury Real Estate Consultant (RSAC 940 936 225).

Sale price: €1,095,000, agency fees included.

Energy performance:

EPC: B (107 kWh/sqm/year)

Greenhouse gas emissions: A (3 kg CO₂/sqm/year)

Estimated annual energy costs: between €1,780 and €2,480

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

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CARACTÉRISTIQUES

Type de bien : Maison Surface : 300.0 m² NB de pièces : 10 rooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

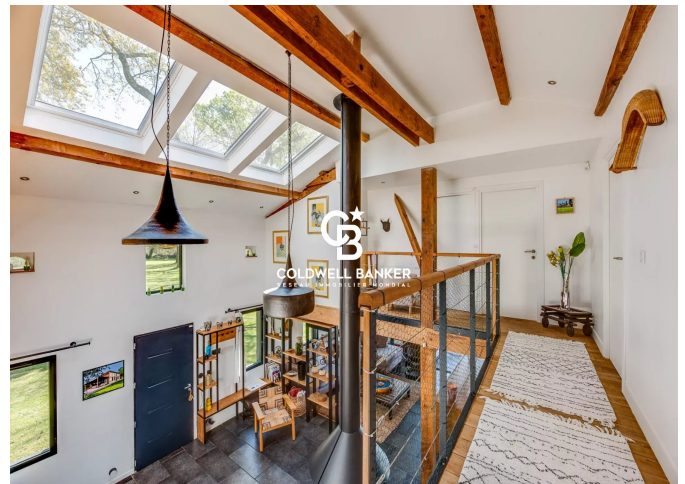
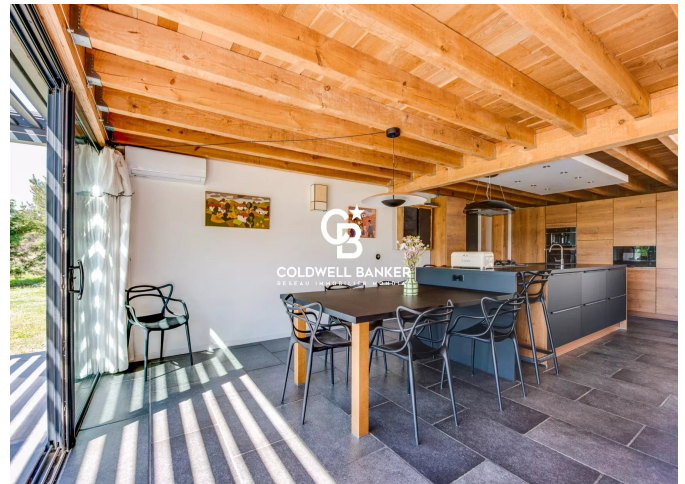
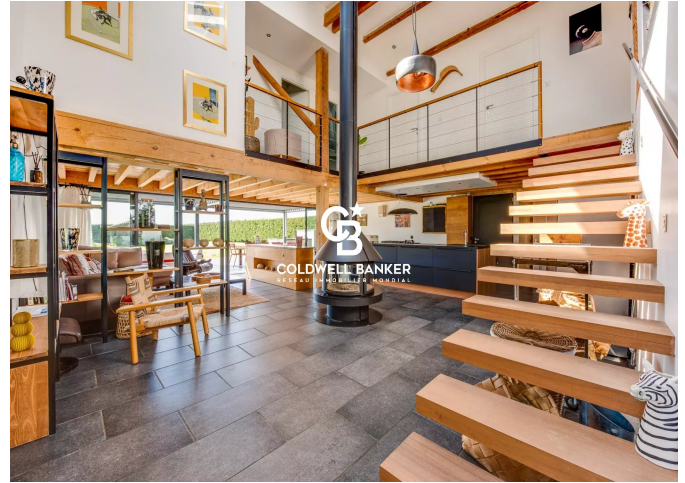
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 107

Indice d'émission de gaz à effet de serre (GES) : A 3



COLDWELL BANKER
EUROPA REALTY



844 avenue du Touring Club
France, 40150, Soorts-Hossegor



TÉL : +33558973985
surfinrealty@coldwellbanker.fr