

Maison Saint-Geours-de-Maremne 143 m<sup>2</sup>

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PRIX DE VENTE : 998 000 €

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EXCLUSIVITÉ

## DESCRIPTION

EXCLUSIVE – Saint-Geours-de-Mareme – Located in a quiet and sought-after area just a few minutes from CAPBRETON, this single-storey villa of approximately 143 sqm, built in 2019 on a flat plot of over 1,000 sqm and still under warranty, offers a modern and comfortable living environment.

The spacious, light-filled living area, enhanced by large bay windows, seamlessly combines a lounge, a dining room, and a fully equipped contemporary kitchen.

The property features a master suite with a walk-in dressing room and an en-suite shower room with an Italian-style walk-in shower and WC, as well as three additional well-proportioned bedrooms with built-in storage.

Designed to fully enjoy outdoor living, the villa opens onto a private terrace with no overlooking neighbors, featuring a swimming pool, a jacuzzi, a barbecue/plancha area, and an outbuilding offering multiple layout possibilities.

A rare advantage: in addition to the garage, a large parking area allows for several vehicles, a motorhome, a boat, or other equipment.

An elegant and functional villa, ideal for enjoying the relaxed lifestyle of the Landes region.

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

Sale price: €998,000, including €47,524 in agency fees payable by the buyer (5% incl. VAT).

Net seller price: €950,476.

Energy performance:

- Energy rating: A (54 kWh/sqm/year)
- Greenhouse gas emissions: A (1 kg CO<sub>2</sub>/sqm/year)
- Estimated annual energy costs: between €650 and €940.

Information on potential risks (natural, mining, technological) affecting this property is available on the Géorisques website: [[www.georisques.gouv.fr](http://www.georisques.gouv.fr)](<http://www.georisques.gouv.fr>).

Discover all our properties at [hossegor.immoba.fr](http://hossegor.immoba.fr).

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	143.22 m <sup>2</sup>	Taxe foncière :	€1.00
NB de pièces :	5 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)

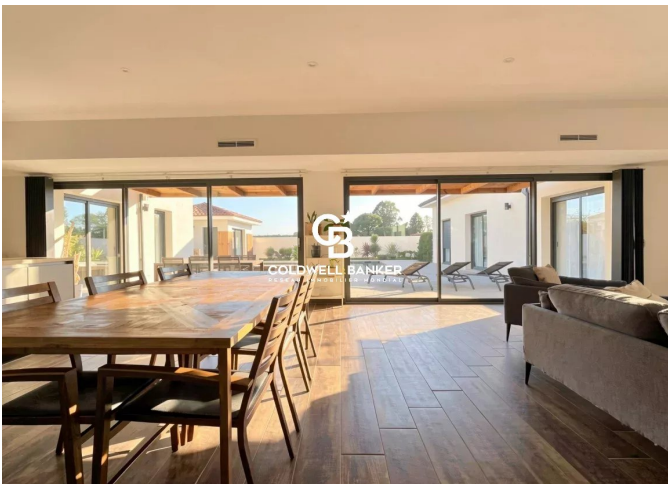
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 54

Indice d'émission de gaz à effet de serre (GES) : A 1



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