

Maison Sanguinet 246 m²



PRIX DE VENTE : 863 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty Real Estate Agency invites you to discover, in Lugos (33), this superb character family home, fully renovated, set on a magnificent plot of over one hectare, with potential for construction.

A rare opportunity, this charming, tastefully renovated house offers spacious living areas and exceptional character: large living room with a beautiful period fireplace, the centerpiece of the house, equipped open-plan kitchen, dining room, office, 4 bedrooms, mezzanine space, and a 200 m² barn adaptable to your projects.

Outdoor & leisure: heated 6×12 m swimming pool, pleasant summer kitchen, carport, terraces, and a drilled well.

Comfortable and move-in ready, this atypical home is ideal for a family or multi-purpose project. Its large plot, unique character, and excellent condition make it a property with high potential and strong appeal.

Highlights:

- Exceptional plot > 1 ha, rare on the market
- Charming renovated house with generous volumes and preserved character
- Barn and adaptable spaces for various projects
- Close to major highways (Bordeaux, Arcachon Bay, Landes, Basque Country easily accessible)

This property will appeal to buyers seeking authenticity, space, and potential, prioritizing quality of life in a natural and preserved environment.

A great opportunity for nature lovers – To discover this property without delay, contact Stéphanie GUEBEL, independent sales agent, RSAC 892 794 124 – RCP 127 100 479.

Energy rating: C (155 kWhEP/m²/year)
Greenhouse gas emissions: A (5 kg CO₂/m²/year)
Estimated annual energy costs: €2,680 – €3,690

Fees: payable by the seller

All our listings are available on IMMOBA.

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	246.0 m ²	Taxe foncière :	€1.00
NB de pièces :	6 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

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 155

Indice d'émission de gaz à effet de serre (GES) : A 5

