

Maison Saubrigues 312 m²



PRIX DE VENTE : 1 100 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

DESCRIPTION

Nestled in a lush, green setting in Saubrigues, just 20 minutes from the beaches and from Hossegor, this superb character property has undergone a high-quality renovation.

Entirely redesigned and restored with noble materials, it offers approximately 312 m² of living space and a warm atmosphere that perfectly blends authentic charm and modern comfort, set within a beautifully landscaped park of over 2,800 m².

The main house unfolds around generous, light-filled volumes: a welcoming living area with double lounge, a dining room, and a kitchen opening onto the outdoors. A first bedroom and a shower room with toilet complete the ground floor.

Upstairs, multiple sleeping areas allow for family and guests to be comfortably accommodated: a large room with a dormitory corner, along with four additional bedrooms, one of which includes a dressing room and mezzanine.

Outside, a stunning swimming pool facing nature invites you to relax, accompanied by a wooden terrace and a summer kitchen beneath a pergola. The outbuildings include an 80 m² garage with laundry area, a second garage, a traditional corn dryer, and several other structures — one of which has been carefully converted into a studio apartment.

The landscaped garden, perfectly maintained, offers a peaceful and intimate atmosphere, enhanced by local species and the soothing sound of birdsong.

This rare gem on the market is sure to charm nature lovers seeking serenity and authenticity.

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

Asking price: €1,100,000 (agency fees included, payable by the seller).

Energy performance:

DPE: C (124 kWh/m²/year)

Greenhouse gas emissions: A (3 kg CO₂/m²/year)

Estimated annual energy costs: between €2,610 and €3,590

Further information on natural and technological risks for this property is available at:

www.georisques.gouv.fr

Find all our listings on IMMOBA.

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



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CARACTÉRISTIQUES

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|------------------|------------|-----------|----------------------|----------------|---------|
| Type de bien : | Maison | Surface : | 312.0 m ² | NB de pièces : | 9 rooms |
| NB de chambres : | 7 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 124

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



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