

Maison Saubusse 260 m²



PRIX DE VENTE : 731 000 €

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DESCRIPTION

SAUBUSSE – In a peaceful setting, less than 30 minutes from the Landes beaches and from Dax, discover this beautiful property equipped with solar panels, comprising two houses and an annex, set on a flat, landscaped and private plot of more than 2,500 sqm.

The property, offering approximately 260 sqm of living space, includes a main house featuring a spacious living area with a fully equipped open-plan kitchen, 4 bedrooms including a superb master suite, as well as a workshop that could easily be converted into a 5th bedroom.

The second house also benefits from a pleasant living area with a fully equipped open-plan kitchen, along with two master suites, each with its own shower room and WC.

Outside, an annex with multiple possibilities completes the property: golf simulator, home cinema, reception area or additional accommodation.

The property also benefits from a large swim spa with terrace, ideal for fully enjoying the exceptional lifestyle and surroundings.

A rare opportunity in the area not to be missed.

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

Sale price: €731,000, agency fees included, payable by the seller.

Energy performance:

- EPC rating: C (138 kWh/sqm/year)
- Greenhouse gas emissions: A (4 kg CO₂/sqm/year)
- Estimated annual energy costs: between €1,170 and €1,660.

Information regarding natural, mining and technological risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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CARACTÉRISTIQUES

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|----------------|---------|-----------|----------------------|-----------------|---------|
| Type de bien : | Maison | Surface : | 260.0 m ² | Taxe foncière : | €761.00 |
| NB de pièces : | 9 rooms | | | | |

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

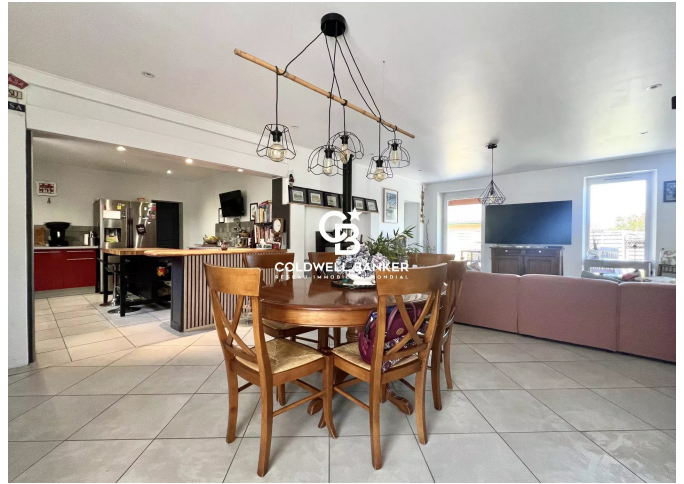
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 138

Indice d'émission de gaz à effet de serre (GES) : A 4



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