

Maison Seignosse 143 m²



PRIX DE VENTE : 950 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Coldwell Banker Surfin' Realty – Exclusive Listing

At the gateway to Seignosse, in a sought-after residential neighborhood, discover this architect-designed villa offering high-quality features.

Set on a plot of over 1,000 sqm, the property boasts generous, light-filled spaces and is in very good overall condition. The entrance hall with built-in storage leads to a bright living room extended by a fully fitted and equipped kitchen with an adjoining pantry. Two bedrooms and a shower room with WC complete this level.

Upstairs, a landing serves two additional bedrooms as well as a second shower room.

A beautiful swimming pool surrounded by a terrace with a summer kitchen allows you to fully enjoy the south-facing exposure.

A parking area and a garage complete the property.

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

Sale price: €950,000, agency fees included, payable by the seller.

Energy rating: D (227)

Greenhouse gas emissions: B (7)

Estimated annual energy costs: between €1,940 and €2,690.

Information on the 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 :	143.0 m ²	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

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 227

Indice d'émission de gaz à effet de serre (GES) : B 7



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