

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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CAPBRETON - CONTEMPORAY HOME

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SELLING PRICE : €1,099,000

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64200 Biarritz



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23, Boulevard Victor Hugo  
64500 Saint-Jean-de-Luz

278, Avenue du Touring Club  
40150 Hossegor

Camino Kalea, 1  
20004 San Sebastián

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## DESCRIPTION

Near the heart of Capbreton's town centre, be charmed by this exquisite 200sqm residence, meticulously renovated in 2021, blending modernity with comfort. Upon entry, you are greeted by a welcoming area complete with storage and a quaint reading nook, followed by a separate lavatory and two convenient shower rooms. The contemporary kitchen unfolds into a generous living and dining space, establishing a warm and inviting atmosphere. The ground floor also presents two cosy bedrooms. Ascending to the first floor, a central office area leads to two additional bedrooms, one boasting a walk-in wardrobe, alongside a bathroom and a toilet, offering a secluded and efficient living space. The property is completed with a secure bicycle store and an independent studio, ideal for accommodating guests or as a potential rental opportunity. The studio features an open-plan kitchen and living area, a bedroom, a shower room, and a lavatory. This home represents a rare chance to reside in a tastefully refurbished property, mere moments from the conveniences of Capbreton's town centre.

# FEATURES

Type de bien:	House	Surface:	190.0 m <sup>2</sup>	Terrain:	424.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	5 bedrooms	Honoraire à la charge:	to the buyer		

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)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 173kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : A kg CO<sub>2</sub>/m<sup>2</sup>.an

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