



Villa

CAPBRETON (40)

1 260 000 €*

* Agency fees to be paid by the seller



210 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Located 2 minutes from the motorway and 5 minutes from Capbreton, this superb atypical villa from the 1950s, completely renovated, has a living space of approximately 210 m². Organized on two levels, the entrance leads to a beautiful, fully equipped living room (billiard table, superb corner sofa, various antique objects) furniture combining refinement and originality of decoration, a laundry room, a separate toilet. A fully equipped independent kitchen with inside/outside living thanks to its bay windows, very beautiful quality materials and furniture, a favorite room with its revisited XXL workbench, a unique place allowing you to receive your guests in complete privacy, cellar adjoining, a separate toilet. A superb old door leads you to the master suite, dressing room, a double sink bathroom, a separate toilet and laundry room. A custom staircase, a mixture of wrought iron and precious wood, takes you upstairs. A first bedroom with storage, a bathroom with WC, an extra bedroom, a master suite with storage, WC, bathroom, a superb balcony overlooking the swimming pool. On the exterior side, a superb fir terrace borders the swimming pool (salt), a bar equipped with WC and shower, a bowling alley enhances this exceptional property. A second terrace with equipped summer kitchen, outdoor tables, bar atmosphere, stamped concrete floor. The villa is under home automation, reversible air conditioning, automatic watering, automatic gate, 4 indoor parking spaces. Ideal comfort for this completely revisited villa, 2 minutes from the Capbreton motorway, 25 minutes from Biarritz airport, 5 minutes from the ocean. Les honoraires sont à la charge du vendeur.

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

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 832514

Property type Villa

Year of construction 1950

Exposure S-W

View Vue Panoramique, sur Jardin, sur Piscine

Furnished Yes

SURFACES

Living space 210 m²

Land surface 898 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Toilets count 5

Washrooms 3

Balcony 1

Terrace 1

DPE/GES

DPE 93

GES 2

APPENDIX

Parking extérieur

Parking space 2

Videophone Non

SERVICES

Air conditioning Yes

Heater climatisation réversible

Heater pompe à chaleur

Kitchen aménagée

Swimming-pool Yes



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