

Price on request

For sale villa

6 rooms

Surface : 154 m²

Surface of the living : 42 m²

Surface of the land : 2367 m²

Year of construction : 1984

4 bedroom

2 terraces

2 shower s

2 WC

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B



Villa 4046 Préchacq-les-Bains

Pontonx 5km, Capbreton 40 min, in a spa town, in a quiet area, traditional house offering 154m² of single-story living space: - entrance/living room/lounge with wood-burning stove, separate kitchen, second lounge with stone fireplace, 4 bedrooms including 3 with built-in wardrobes, dressing room, 2 shower rooms, 2 toilets, - attached garage used as a storage room, convertible attic space. 2 covered terraces, one overlooking a 60m² swimming pool, driveway and parking area, carport, fenced and buildable plot of 2367m². Potential for year-round or seasonal rental income (thermal spa guests). Estimated annual energy costs for the property: between €3380 and €4640 per year (average energy prices indexed over 2021, 2022, 2023, including subscriptions).

Legal information

355 000 € fees included

3,80% VAT of fees paid by the buyer (342 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on

georisques.gouv.fr.

Document non contractuel

11/08/2025 - Prix T.T.C

