



VENDÔME ESTATE



## **SOLD OUT, HOUSE 230m2, 4 BEDROOMS, CAP BRETON**

Rue des Bruyères 40130 Capbreton

On request

---

House  
230,0 m2 1.000,0 m2

Rooms: 6  
Bedrooms: 4

Bathrooms: 3

---

Located in a residential area near the center and shops, a few minutes from the magnificent wide sandy beaches (Plage des Océanides and Plage de la Piste) a family house of 230m2 built in 2002 on a plot of 1,000m2.

On the ground floor:

- A spacious living room (approximately 50m2) with cathedral ceiling, bathed in the sun facing South-East with its equipped dining kitchen
- A parental suite with its bathroom and a separate toilet
- 2 other bedrooms with a bathroom and separate wc.

On the ground floor:

- A 70m2 apartment with an independent entrance connected to the rest of the house by a staircase. It offers a large living room, a kitchen, a shower room and separate toilet as well as a dressing room. Perfect for a

**SEASONAL RENTAL**

- A garage for 2 cars

- A large cellar.

Floor heating with recent THPE condensing gas boiler. Automatic watering. Possibility of building a swimming pool.

Price excluding fees €1,120,000

Fees €45,000 including tax: 4% including tax payable by the purchaser.













## Details

- Living room (about 50m2)
- Kitchen with dining space
- Master bedroom with bathroom and WC
- 2 other bedrooms with bathrooms and WC
- Apartement 70m2 with independent acces
- Garage for 2 cars
- Big cellar

## Additionally

- South Est exposure
- Near beaches and shops
- Ground heating THPE systeme
- Automatic watering
- Swimming pool is possible

## Legal information

- Énergie - Consommation conventionnelle **82 kWhEP/m².an (B)**
- Énergie - Estimation des émissions **16 kg CO2/m².an (C)**
- Price without agency commission 1 120 000 €  
Comission 45 000 € TTC :  
4% TTC payable by the

---

VENDOME ESTATE 9, av Rapp 75007 Paris

Email : [contact@vendome-estate.com](mailto:contact@vendome-estate.com), tel. +33 (0)1 45 33 81 16 site [www.vendome-estate.com](http://www.vendome-estate.com)

Carte de Transaction Immobilières N° CPI 75012015000000883

RCS Paris – 517436036 - N° TVA FR48517436036