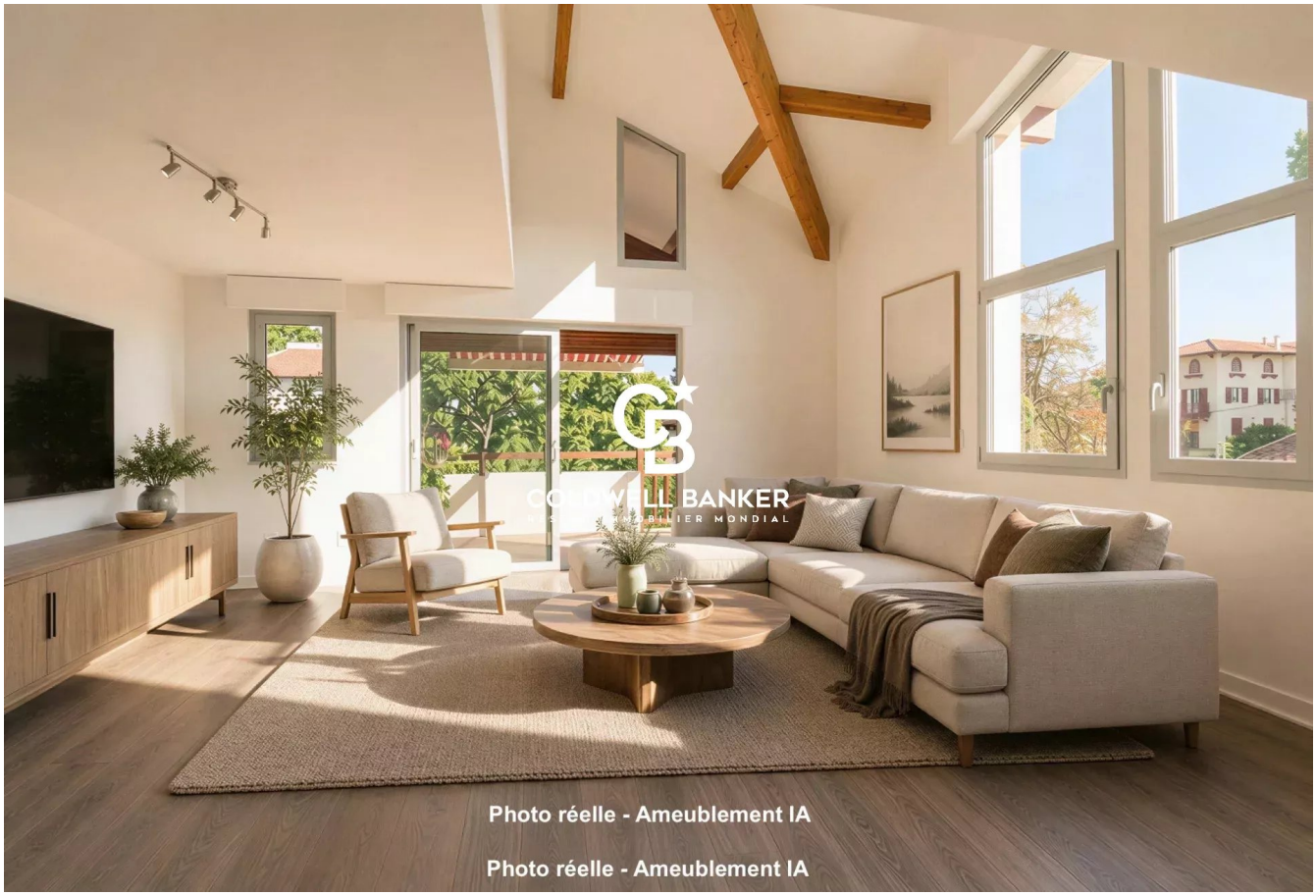
COLDWELL BANKER
EUROPA REALTY

Apartment Hossegor 114 m²



SALE PRICE : 895 000 €

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France, 40150, Soorts-Hossegor

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DESCRIPTION

HOSSEGOR TOWN CENTRE – EXCEPTIONAL APARTMENT WITH TERRACE, LIFT, PRIVATE PARKING, CELLAR AND AIR CONDITIONING

Located in an exclusive residence with a lift comprising only six apartments, this rare property enjoys an outstanding location in the heart of Hossegor.

Offering 92 sq.m of Carrez Law living space (108 sq.m of total floor area), this apartment impresses with its generous proportions, abundant natural light and perfectly designed layout. The spacious living area benefits from a dual South and West exposure, a beautiful vaulted ceiling, and opens onto a fully fitted and equipped kitchen, creating an elegant and welcoming living space.

The sleeping area features two spacious master suites of 17 sq.m and 18 sq.m, each offering comfort, privacy and en-suite accommodation. A mezzanine completes the property and can easily be used as a home office, library, storage area or additional sleeping space.

The living room extends onto a delightful terrace of over 10 sq.m, set back from the surrounding properties and offering complete privacy, providing the perfect outdoor space to relax and entertain.

High-quality amenities include reversible air conditioning, electric roller shutters, a secure private parking space and a large 6 sq.m cellar.

Its highly sought-after location, intimate residence, two master suites, private terrace, secure parking and quality finishes make this apartment a rare opportunity on the Hossegor property market.

An ideal property for a primary residence, a holiday home or a long-term investment.

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This property is presented by Lucas LACADÉE, Luxury Real Estate Consultant (RSAC 919 245 969).

Sale price: €895,000, agency fees included, payable by the seller.

Condominium comprising 39 units, including 16 main units, with annual service charges of €2,336.
Carrez Law surface area: 92 sq m
Total floor area: 114.72 sq m

Energy performance:
- Energy rating: C (147 kWh/sq.m/year)
- Greenhouse gas emissions: A (4 kg CO_2/sq.m/year)

- Estimated annual energy costs: between €1,060 and €1,500.

Information regarding the natural, mining and technological risks to which this property may be exposed is available on the Géorisques website: www.georisques.gouv.fr

Discover all our properties at hossegor.immoba.fr.

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FEATURES

Property type:	Apartment	Area:	114.0 m²	Elevator:	Oui
Number of units:	5	Property tax:	€1.00	Number of rooms:	3 rooms
Number of bedrooms:	2 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 147

Greenhouse gas emissions (GHG) index: A 4

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