COLDWELL BANKER
EUROPA REALTY

Apartment Soorts-Hossegor 117 m²



SALE PRICE : 1 099 000 €

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844 avenue du Touring Club
France, 40150, Soorts-Hossegor

PHONE : +33558973985
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DESCRIPTION

HOSSEGOR TOWN CENTRE – EXCEPTIONAL APARTMENT

Ideally located in the heart of Hossegor, just a short stroll from the canal, this superb three-bedroom apartment enjoys a prime location where everything is within walking distance: shops, restaurants, the market, the lake, and the beaches are all just a few minutes away.
The apartment offers generous living spaces and a well-designed layout, featuring a spacious open-plan living and dining area that opens onto a delightful terrace, perfect for enjoying the sunny days. It comprises three bedrooms and two shower rooms, providing a comfortable living environment, whether as a primary residence or a holiday home.

Additional features include a private parking space and a cellar, highly sought-after amenities in the town centre.
You will be charmed by its exceptional location, abundant natural light, generous proportions, and inviting terrace, making this a rare opportunity on the market.

This property is presented by Allison OTIN.

Sale price: €1,099,000, including agency fees of €52,500 (5% VAT included), payable by the purchaser.
Net seller price: €1,046,500.
Energy Performance Certificate (DPE): Pending
Greenhouse Gas Emissions (GES): Pending
Estimated annual energy costs: between € and €.

Condominium comprising 84 units – Proceedings currently in progress.
Service charges: €135.8 per month.

Information regarding the potential risks to which this property is exposed is available on the French government website Géorisques: www.georisques.gouv.fr.
Discover all our properties at hossegor.immoba.fr.

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FEATURES

Property type:	Apartment	Area:	117.0 m²	Number of rooms:	4 rooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 279

Greenhouse gas emissions (GHG) index: C 11

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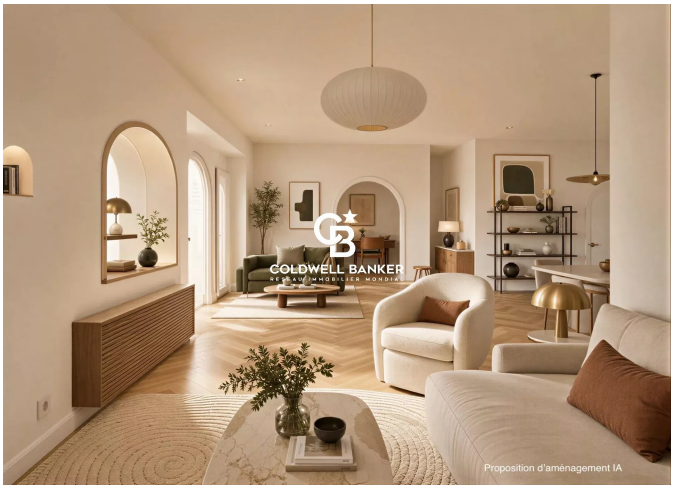



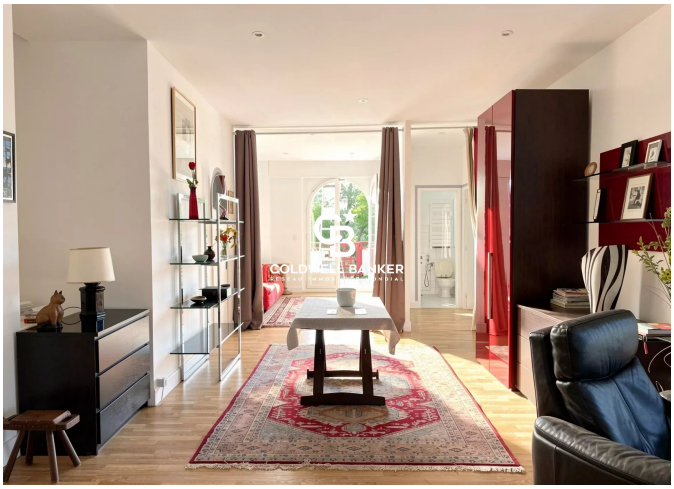







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