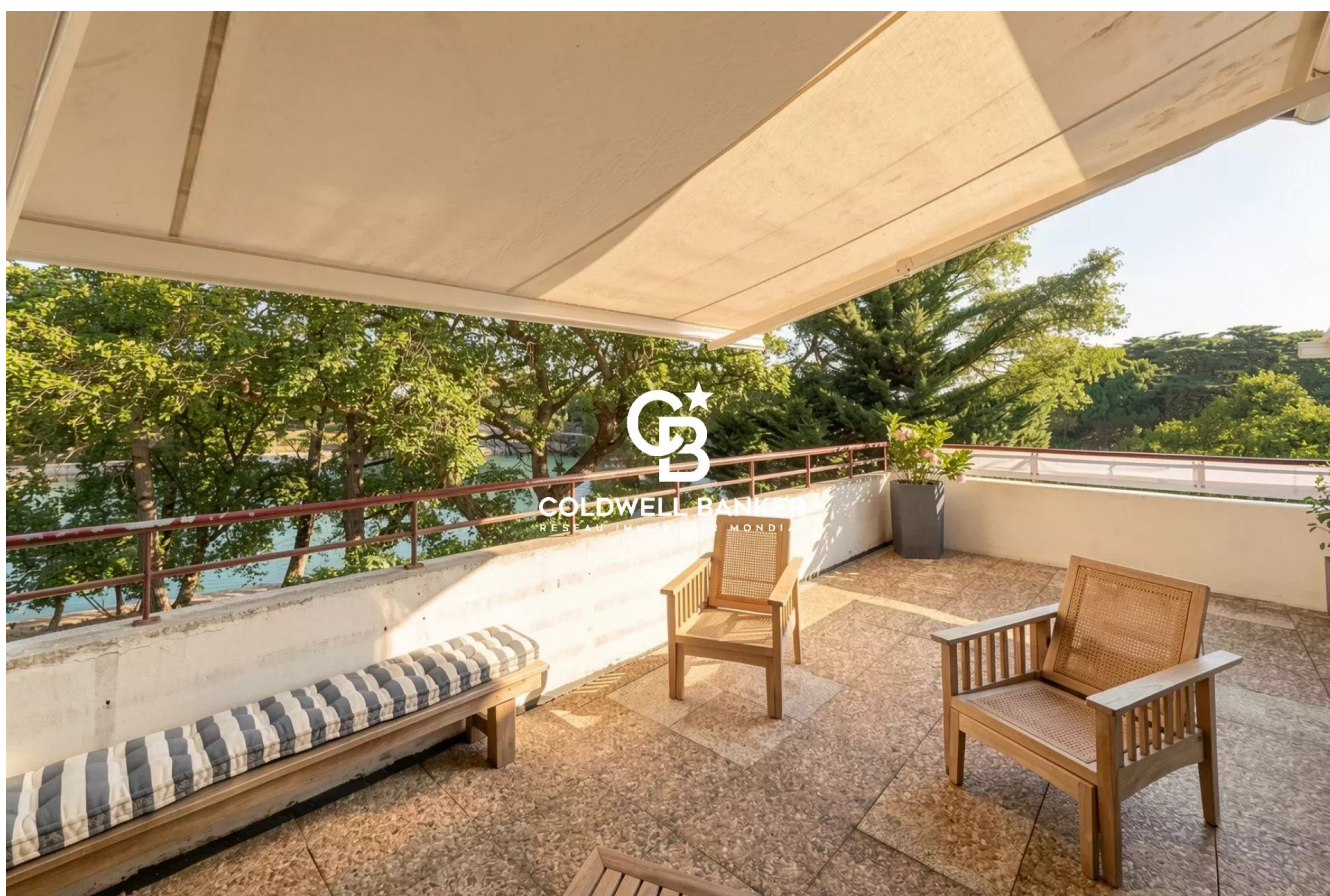


Appartement Angresse 150 m²



PRIX DE VENTE : 1 664 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

DESCRIPTION

HOSSEGOR – CANAL VIEW

Located within an iconic 1930s residence currently undergoing façade renovation, Coldwell Banker Surfin' Realty presents this remarkable fully renovated 150 sqm apartment, offering exceptional and generous volumes.

The living space combines the charm of period features with contemporary comfort. It comprises three spacious bedrooms, a study that can be converted into an additional bedroom, as well as three shower rooms.

The interiors open onto magnificent terraces totaling 83 sqm, benefiting from dual exposure and unobstructed views of the canal. The natural light is outstanding, and the living environment is truly privileged.

An open parking space and a cellar complete this unique property, which combines character, generous volumes, and strong investment potential.

Key information:

Price: €1,664,000 agency fees included (buyer's fees: €64,000, i.e. 4% incl. VAT)

Price excluding fees: €1,600,000

DPE : B (99) – GES : A (3)

Estimation des dépenses énergétiques annuelles : 1490 € – 2060 €

Condominium of 68 units – Proceedings in progress

Information on potential risks: www.georisques.gouv.fr

Presented by Allison Otin

Discover all our properties at hossegor.immoba.fr

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	150.0 m ²	NB de pièces :	5 rooms
NB de chambres :	4 bedrooms				

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

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 99

Indice d'émission de gaz à effet de serre (GES) : A 3



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