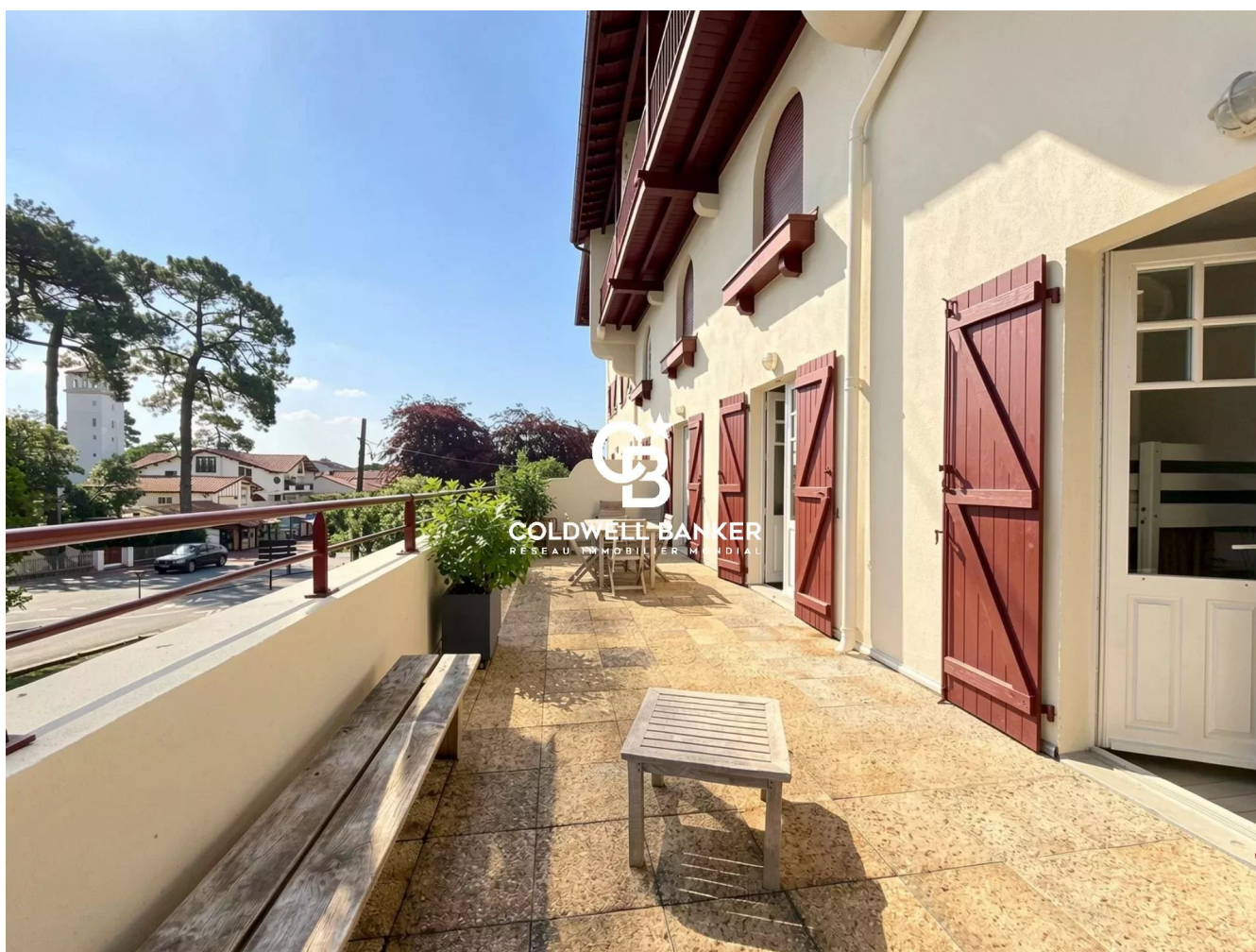


Appartement Angresse 50 m²



PRIX DE VENTE : 590 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

DESCRIPTION

HOSSEGOR – TOWN CENTRE – CANAL VIEW

Ideally located in the heart of Hossegor, just steps from shops and perfectly positioned between the lake and the ocean, this approximately 50 sqm two-bedroom apartment enjoys a highly sought-after setting.

Set within an elegant 1920s character building, the property stands out for its charm and pleasant surroundings. The interior features a bright living area with an open-plan kitchen, creating a welcoming and functional space, ideal as both a main residence or a holiday home.

The sleeping area includes two bedrooms, a bathroom, and well-designed storage, ensuring comfort and practicality for everyday living.

A true highlight: a spacious terrace, a rare feature in the town centre. Extending the living space, it offers an open view over the canal and provides the perfect setting to enjoy sunny days, entertain guests, or simply relax in peace.

The apartment is in excellent condition, with no work required. Additional features include a private parking space and a cellar.

Additional information:

Price: €590,000 (agency fees paid by the seller)

DPE : B (99) – GES : A (3)

Estimation des dépenses énergétiques annuelles : 1490 € – 2060 €

Co-ownership of 84 units – Ongoing procedure

Service charges: €250/month

Information on potential risks is available at: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	50.0 m ²	NB de pièces :	3 rooms
NB de chambres :	2 bedrooms				

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

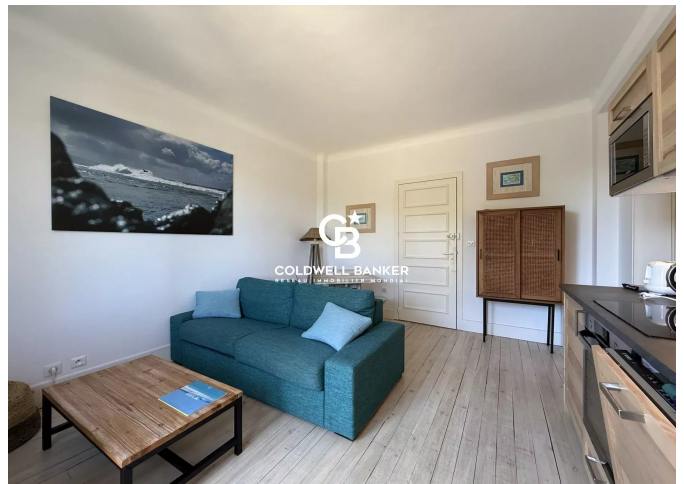
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 99

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



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