COLDWELL BANKER
EUROPA REALTY

Building Ondres 160 m²



SALE PRICE : 2 150 000 €

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

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DESCRIPTION

ONDRES – CONTEMPORARY VILLA WITH OCEAN VIEW + COMMERCIAL PROPERTY – PREMIUM VISIBILITY – POOL – GARAGE

Located in a truly unique first-line oceanfront location in Ondres, this rare real estate ensemble combines a recent contemporary villa, free of occupancy, with the commercial premises of a 100 m² business, both benefiting from the same strategic location with exceptional seasonal visibility.

The villa, featuring clean contemporary lines and high-end finishes, offers panoramic ocean views and an extraordinary living environment. Spread over generous volumes, it comprises 6 bedrooms, designed to provide comfort, privacy, and elegance.

The living spaces, opening widely to the exterior through large windows, are bathed in natural light and maintain a seamless connection with the ocean.

Outside, the property features a perfectly integrated swimming pool, an invitation to relax while enjoying the sunset in a privileged and serene setting. A garage and private parking spaces complete the villa's amenities.

In addition, the commercial premises of approximately 110 m², located at the same prime location, are leased under an existing commercial lease and benefit from exceptional visibility during the summer season, offering a rare investment opportunity.

This is an extremely rare property, combining a prime location, contemporary architecture, ocean views, and complementary real estate assets, just a few minutes from Hossegor and Biarritz.

This property is offered by Yoann BARCOS, Prestige Real Estate Consultant – RSAC 940 936 225

Sale price: €2,150,000, including €121,000 in buyer's fees (5.96%)
Price excluding fees: €2,029,000

Energy Performance – Villa
DPE: A (62 kWh/m²/year)
Greenhouse gas emissions: A (1 kg CO_2/m²/year)
Estimated annual energy cost: between €724 and €980

Information on natural and technological risks related to this property is available at Géorisques: www.georisques.gouv.fr

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FEATURES

Property type:	Building	Area:	160.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	6 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): A 62

Greenhouse gas emissions (GHG) index: A 1

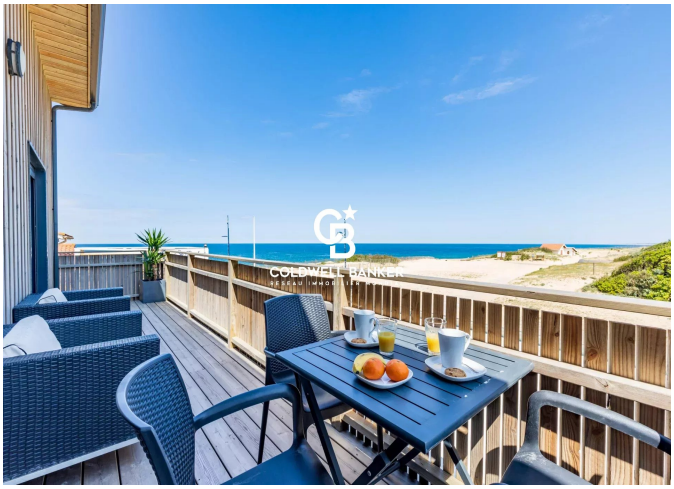
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