COLDWELL BANKER
EUROPA REALTY

House Angresse 187 m²



SALE PRICE : 1 497 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

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DESCRIPTION

EXCLUSIVE LISTING
Exceptional villa in Angresse – A privileged lifestyle

In the heart of a sought-after neighborhood in Angresse, discover in complete confidentiality this elegant villa of over 180 m², a true invitation to a way of life that combines comfort, refinement and gentle living. From the first moments, the property charms with its generous proportions, natural light and the warm atmosphere it exudes. The living spaces, generous and thoughtfully arranged, offer a harmonious setting where every detail has been designed to combine elegance and functionality. The villa has four beautiful bedrooms, ideal for accommodating family and guests in absolute comfort.

Outside, the charm is fully revealed. A swimming pool integrates elegantly into the heart of a magnificent English-style landscaped garden, a true green retreat conducive to relaxation, privacy and special moments.
The property also benefits from a large detached garage of over 30 m² as well as a carport, providing additional everyday convenience.
A rare property, where elegance, serenity and quality of life come together effortlessly.

Offered for sale exclusively and confidentially, this villa is aimed at buyers seeking a property with character in a highly sought-after environment.

Price: €1,497,000 agency fees included and payable by the buyer, amounting to €57,550 (3,99% of the sale price).

DPE A (31)
GES A (0)
Estimation des coûts annuels d'énergie estimés entre 432€ et 585€

This property is offered by Allison Otin
Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr
You can find all of our properties on Immoba.fr

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FEATURES

Property type:	House	Area:	187.0 m²	Number of rooms:	6 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 31

Greenhouse gas emissions (GHG) index: A 0

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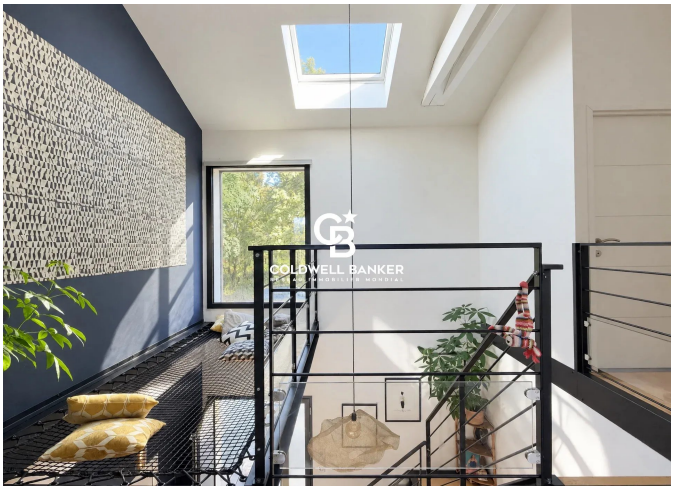
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