COLDWELL BANKER
EUROPA REALTY

House Angresse 255 m²



SALE PRICE : 1 760 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

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

PHONE : +33558973985
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DESCRIPTION

JUST A FEW STEPS FROM HOSSEGOR – A rare property in a preserved setting, with an independent 2-bedroom apartment.

Tucked away at the end of a private lane, this property enjoys a privileged setting, nestled within a magnificent, low-maintenance park of over 5,000 sq m, sheltered from view.

Offering approximately 255 sq m of living space, the property features generous volumes and comprises a spacious, light-filled living area with a lounge and open-plan kitchen, five bedrooms including two master suites, as well as a garage and numerous storage spaces.

Outside, spacious terraces naturally extend the living areas and surround the swimming pool and pool house, set within a lush and intimate environment with no overlooking neighbours.

The property also includes a fully independent 2-bedroom apartment, ideal for accommodating family and friends in complete privacy or generating rental income of approximately €700 per month.

A property offering generous living spaces, quality features and a privileged setting just minutes from Hossegor, ideally suited as a primary residence, family home or second home.

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This property is presented by Lucas LACADÉE, Luxury Real Estate Consultant (RSAC No. 919 245 969).

Asking price: €1,760,000, agency fees included, payable by the seller.

Energy performance:

- Energy Performance Certificate (EPC): C (153 kWh/m²/year)
- Greenhouse gas emissions: C (18 kg CO_2/m²/year)
- Estimated annual energy costs: between €2,950 and €4,060.

Information regarding natural, mining and technological risks to which this property may be exposed is available on the Géorisques website: http://www.georisques.gouv.fr

Discover our exclusive properties at hossegor.immoba.fr.

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FEATURES

Property type:	House	Area:	255.0 m²	Property tax:	€2.00
Number of rooms:	7 rooms	Number of bedrooms:	5 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): C 143

Greenhouse gas emissions (GHG) index: C 18

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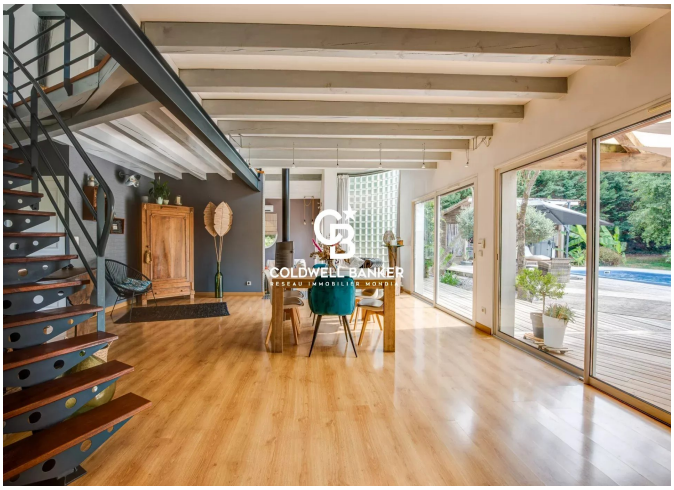
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