COLDWELL BANKER
EUROPA REALTY

House Hossegor 100 m²



SALE PRICE : 1 350 000 €

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

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DESCRIPTION

In a sought-after area of Hossegor, close to the ocean, this house of approximately 120 m² enjoys a privileged setting and a wooded plot of 1,375 m².

Bright and southwest-facing, it currently offers a pleasant living room with an open fitted and equipped kitchen, as well as four bedrooms, one of which is on the ground floor. A shower room and two WCs complete the main part of the house.

A large terrace extends the living areas into the garden and provides a pleasant outdoor space to enjoy the fine days in the Landes.

The property also includes an independent outbuilding of approximately 25 m² with a shower room and WC. This additional space can easily accommodate family and friends or be converted into an office, workspace or independent studio.

A cellar and a garage complete the whole.

The house is in good overall condition but requires refreshing works. Its generous plot and layout also offer various possibilities for modification and extension, subject to applicable planning regulations.

An interesting property for those seeking a prime location in Hossegor and wishing to personalise their future home, whether as a main residence, a holiday home or an estate/asset project.

This property is offered by Marie-Laure RIVIERE, Luxury Real Estate Consultant (RSAC 492 341 375).

Sale price: €1,350,000, fees payable by the seller.

DPE F (333)
GES F (85)
Estimated annual energy cost between €3,890 and €5,320.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	100.0 m²	Number of rooms:	6 rooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): F 331

Greenhouse gas emissions (GHG) index: F 85

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