COLDWELL BANKER
EUROPA REALTY

House Hossegor 199 m²



SALE PRICE : 2 980 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

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DESCRIPTION

HOSSEGOR, BETWEEN THE LAKE AND THE OCEAN – RENOVATED LUXURY VILLA WITH 5 BEDROOMS AND HEATED SWIMMING POOL

Just a short walk from Hossegor Lake and the ocean beaches, in a particularly peaceful setting, this fully renovated villa combines contemporary comfort with a highly sought-after location.

The reception areas centre around a bright and inviting living space, featuring a beautifully appointed fitted kitchen with quality finishes. Opening onto two terraces, the living area flows seamlessly outdoors towards the swimming pool, creating an elegant connection between the interior and the garden.

The sleeping quarters comprise five bedrooms and four shower rooms, complemented by bespoke storage solutions. The layout has been carefully designed to provide comfort and privacy, whether for everyday living or for welcoming family and friends.

Outside, the heated saltwater swimming pool and secluded terraces create an inviting setting for relaxation. Low-maintenance landscaping, convenient parking facilities and a remotely controlled home automation system further enhance the property's appeal.

Sold fully furnished, this exceptional villa is ready to enjoy, offering an outstanding opportunity to experience the Hossegor lifestyle in one of the area's most desirable locations.

This property is presented by Yoann BARCOS, Luxury Real Estate Consultant (RSAC 940 936 225).

Asking price: €2,980,000, agency fees included, of which €128,000 in agency fees payable by the buyer (4.48% incl. VAT).
Net seller price: €2,852,000.

Energy performance
Energy Performance Certificate (DPE): B (109 kWh/m²/year)
Greenhouse gas emissions: A (4 kg CO_2/m²/year)
Estimated annual energy costs for standard use: between €1,788 and €2,420.

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

Discover all our properties at hossegor.immoba.fr.

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FEATURES

Property type:	House	Area:	199.0 m²	Number of rooms:	6 rooms
Number of bedrooms:	5 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 109

Greenhouse gas emissions (GHG) index: A 4

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