COLDWELL BANKER
EUROPA REALTY

House Hossegor 92 m²



SALE PRICE : 1 365 000 €

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surfinrealty@coldwellbanker.fr

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DESCRIPTION

HOSSEGOR – SOUTH BEACH

Just a few minutes' walk from the beach, this property comprises a main house and a separate one-bedroom apartment, ideally located close to the ocean, Capbreton harbour and the town centre.

The property offers a versatile layout, equally suited to a primary or holiday residence, or to a lifestyle combining personal use with rental income.

The main house features a welcoming living room with a wood-burning stove, opening onto a fully fitted kitchen. The sleeping area comprises two bedrooms, a shower room and a separate WC. A south-facing terrace provides the perfect setting to enjoy the outdoors. A basement cellar completes the property. The house also benefits from reversible air conditioning with a heat pump and an energy rating of C.

Located on the lower level, the independent one-bedroom apartment comprises a living room with kitchen, a bedroom and a shower room with WC. It has its own separate entrance and opens onto an east-facing terrace, extended by a small enclosed garden, ensuring privacy and independence from the main house.

The two separate living spaces offer a range of possibilities, whether for accommodating family and friends, providing independent accommodation or exploring a rental investment.

The outdoor areas provide pleasant spaces to enjoy the mild climate and coastal lifestyle.

The location is a real asset: South Beach is within walking distance, cycle paths are nearby, and Hossegor lake and the town centre shops are easily accessible.

A property worth discovering for its sought-after location, two independent living spaces and the opportunities it offers on the Landes coast.

This property is presented by Marie-Laure RIVIERE, Luxury Real Estate Consultant (RSAC No. 492 341 375).

Asking price: €1,365,000, agency fees payable by the seller.

Energy performance:

Energy rating (DPE): C (138 kWh/m²/year)

Greenhouse gas emissions: A (5 kg CO_2/m²/year)

Estimated annual energy costs: between €1,130 and €1,600.

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:	92.0 m²	Number of rooms:	5 rooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 138

Greenhouse gas emissions (GHG) index: A 5

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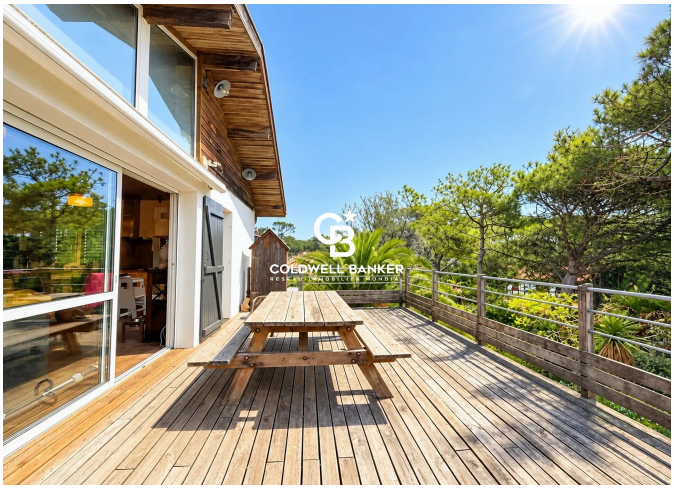











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