COLDWELL BANKER
EUROPA REALTY

House Hossegor



SALE PRICE : 1 312 500 €

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

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DESCRIPTION

Hossegor - Town Centre

This elegant property enjoys an exceptional location, just a few steps from the saltwater lake, shops, the market and the town centre's events. Here, the car becomes almost superfluous: Hossegor is discovered at the pace of your walks.

Built on a wooded plot of 1,140 m², this villa offers nearly 200 m² of living space over two levels, providing numerous layout possibilities to suit the needs of a family or those of a second home.

The main level reveals a large, light-filled reception room opening onto the garden, a separate kitchen, a master suite, two further bedrooms, a bathroom, a separate toilet and a laundry room.

On the garden level, two bedrooms complete the sleeping areas, accompanied by a shower room, a cellar and a garage. This space also offers good potential to create an independent apartment, an entertaining area or a home office for remote work.

Its generous garden, rare in the heart of Hossegor, is a true green haven where it is easy to imagine a swimming pool, family relaxation or summer evenings with friends.

This property will appeal to buyers seeking a privileged address, a sought-after living environment and a property with strong potential for value appreciation. A rare opportunity to create a home in your own image in one of Hossegor's most coveted areas.

Key features:

Highly sought-after location in the heart of Hossegor
Lake, shops and market within walking distance
Plot of 1,140 m²
Approximately 200 m² of living space over two levels
5 bedrooms
Many possibilities for development
Garage and cellar
Strong potential for improvement
Privileged setting, ideal as a primary or secondary residence

Cette propriété vous est proposée par Marie-Laure RIVIERE, Consultante en Immobilier de Prestige (RSAC 492 341 375).

Sale price: €1,312,500 including €62,500 in fees payable by the buyer (i.e. 5% including VAT)
Price excluding fees: €1,250,000

DPE E (302)
GES E (52)
Estimated annual energy cost between €4,090 and €5,590.

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

Find all our properties at hossegor.immoba.fr

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FEATURES

Property type:	House	Number of rooms:	6 rooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 302

Greenhouse gas emissions (GHG) index: E 52

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