COLDWELL BANKER
EUROPA REALTY

House Hossegor 197 m²



SALE PRICE : 2 495 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Just steps from the Centrale and Nord beaches, this renovated 200 m² villa offers a rare living experience in one of Hossegor's most sought-after neighborhoods, between ocean and nature.
Perched above the canopy, it impresses with generous volumes, a fluid layout, and thoughtful features designed to enjoy outdoor living.
The ground floor includes a spacious living room with pellet stove, a semi-open fully equipped kitchen with pantry, dining area, and summer lounge opening onto an east-facing terrace and garden. A 33 m² master suite with bathroom, dressing room, and office, along with a second bedroom, complete this level.
Upstairs: three bedrooms, two with terraces overlooking the pine trees, and a mezzanine office that can be converted into an additional bedroom.
The outdoor spaces feature a heated pool, wooden terrace, summer kitchen, outdoor shower, pétanque court, and landscaped garden. Additional amenities include a dedicated sports equipment area, wine cellar, two sheds, and parking for four vehicles with an electric charging station.
Key Details:
Price: €2,495,000 – fees included, seller's responsibility
Energy Performance: DPE C (134 kWh/m²/year) – GES A (4 kg CO_2/m²/year)
Estimated annual energy costs: €1,920 – €2,680
For more information, contact Emma Martin, Luxury Real Estate Consultant RSAC 522 318 310
Risks: www.georisques.gouv.fr
All properties: hossegor.immoba.fr

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	197.0 m²	Property tax:	€2.00
Number of rooms:	9 rooms	Number of bedrooms:	6 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

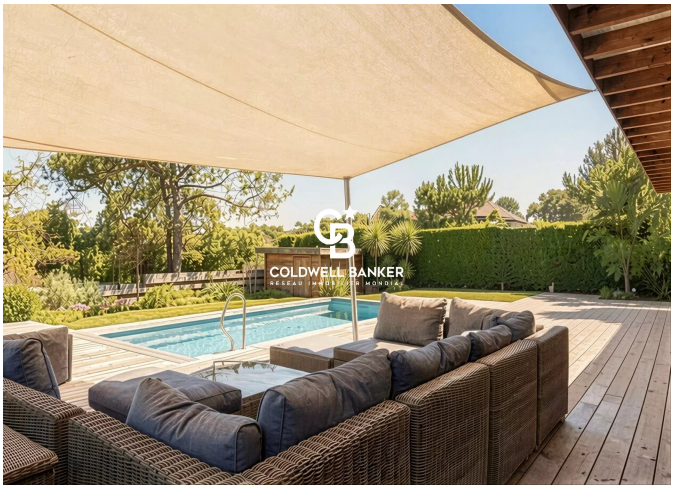
Energy performance diagnosis (EPD): C 134

Greenhouse gas emissions (GHG) index: A 4

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr