COLDWELL BANKER
EUROPA REALTY

House Hossegor 221 m²



SALE PRICE : 1 795 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

HOSSEGOR – TOWN CENTRE, LAKE

On the doorstep of Hossegor town centre and the lake, both within walking distance, this elegant family home in traditional Landes architectural style offers an ideal living environment, combining peace and greenery.

Set on a superb landscaped plot of 1,579 sqm, with no overlooking neighbours and in an elevated position, the property enjoys a privileged setting with a terrace, swimming pool and beautifully arranged outdoor spaces, inviting you to fully embrace the Landes art of living.

Perfectly maintained, this 221 sqm home stands out for its generous volumes and bright living areas.

A large basement houses a garage, a workshop and a wine cellar, providing extensive functional and storage space.

The first floor comprises an entrance hall, a living room with fireplace, a dining room, an office, a separate kitchen with pantry, three bedrooms, a dressing room, a bathroom, a shower room and separate WC.

The second floor offers three additional bedrooms, a shower room, WC and an attic.

Outside, a pleasant south-facing terrace features a swimming pool with its technical room. A garden shed and a wood storage shelter complete the property harmoniously.

Sale price: €1,795,000 incl. agency fees
Agency fees payable by the buyer: €70,000 (4,06%)
Net seller price: €1,725,000

The villa is presented by Allison OTIN.
Energy rating: D (240) – Greenhouse gas emissions: B (8).
Estimated annual energy costs for the property range between €3,970 and €5,430 (based on 2024 values).

Information on potential risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr
.
Discover all our properties on 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:	221.0 m²	Number of rooms:	8 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

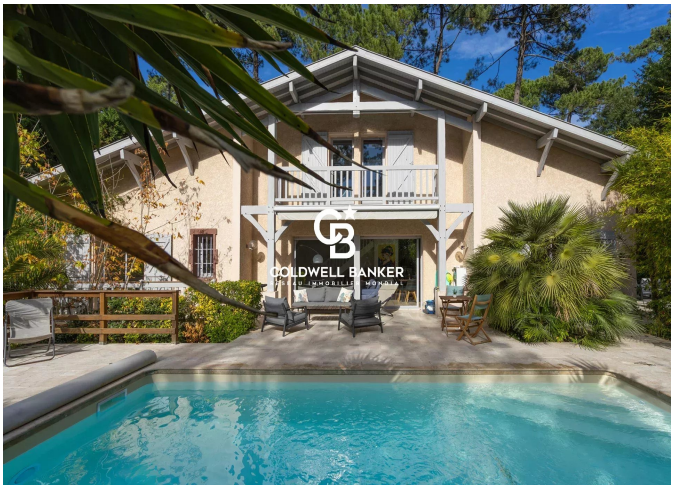
Energy performance diagnosis (EPD): D 240

Greenhouse gas emissions (GHG) index: B 8

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