COLDWELL BANKER
EUROPA REALTY

House Hossegor 80 m²



SALE PRICE : 1 575 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

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DESCRIPTION

Here is the English translation:

Located in one of the most sought-after areas of Hossegor, this single-storey house of approximately 80 m² offers direct access to the beach and unobstructed views of the dune. Set on a large plot of over 950 m², it provides an ideal foundation for a full renovation project.

Extension possibilities are available: please contact us for a detailed assessment.
Individual sanitation – Renovation work required.

A unique opportunity to create your prestigious residence in an exceptional natural setting.

Sale price: €1,575,000, fees payable by the buyer

For more information, please contact **Emma MARTIN**,
Independent sales agent – RSAC: 522 318 310

Energy rating: DPE E (312) and GES B (10), carried out on 20.09.2022
Estimated annual energy costs for the property:
Between €1,380 and €1,890 per year. Average energy prices based on 2021 rates (including subscriptions).

Information regarding natural, mining, and technological risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

All our properties on: hossegor.immoba.fr

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FEATURES

Property type:	House	Area:	80.0 m²	Property tax:	€1.00
Number of rooms:	5 rooms	Number of bedrooms:	3 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): E 312

Greenhouse gas emissions (GHG) index: B 10

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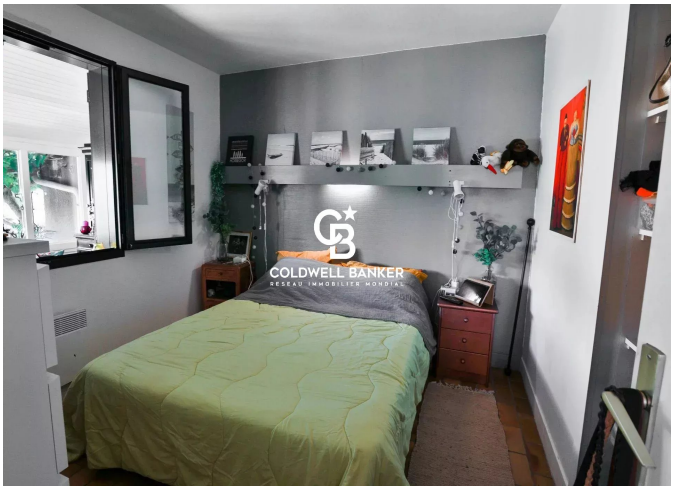
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