COLDWELL BANKER
EUROPA REALTY

House Seignosse 241 m²



SALE PRICE : 1 695 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

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

PHONE : +33558973985
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DESCRIPTION

SEIGNOSSE – HOSSEGOR, Fond du Lac

Ideally located in a peaceful setting, just a short walk from the lake and the finest beaches of the Landes coast, this charming traditional Landes-style home is sure to appeal with its privileged environment and authentic character.

Set on a beautifully wooded plot of approximately 1,590 sqm, which may be subdivided subject to current planning regulations, the property offers around 232 sqm of living space. It features a spacious living area, 6 bedrooms, a games room, and 2 shower rooms.

Outside, you will enjoy a landscaped garden, several terraces ideal for relaxing and entertaining, as well as a garden shed.

A rare property with significant potential, located in one of the most sought-after areas between Seignosse and Hossegor.

This property is presented by Lucas LACADÉE, Luxury Real Estate Consultant (RSAC 919 245 969).

Asking price: €1,695,000, agency fees included, payable by the seller.

Energy performance:

- Energy Performance Certificate (EPC): D (249 kWh)
- Greenhouse Gas Emissions: B (10 kg)

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

Discover all our properties at hossegor.immoba.fr.

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FEATURES

Property type:	House	Area:	241.0 m²	Property tax:	€1.00
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 249

Greenhouse gas emissions (GHG) index: B 10

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