COLDWELL BANKER
EUROPA REALTY

House Seignosse 120 m²



SALE PRICE : 1 000 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

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DESCRIPTION

SEIGNOSSE GOLF — Ideally located in an elevated position on the prestigious Seignosse Golf Course and also close to the beaches, this house in perfect condition enjoys a privileged setting.

It features three bedrooms, including a master suite, as well as a beautiful, light-filled living area thanks to its triple exposure (East, South and West), opening onto a pleasant and intimate terrace. The house also includes two bathrooms/shower rooms and three WCs.

An attached garage completes the property.
The plot also offers the possibility of installing a swimming pool, allowing you to fully enjoy this highly sought-after environment.

A great opportunity in a particularly desirable location.

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

Sale price: €1,090,000 – agency fees paid by the seller.

Energy performance:

- Energy rating (DPE): D (192.18 kWh/m²/year)
- Greenhouse gas emissions: B (7 kg CO_2/m²/year)
- Estimated annual energy costs: between €1,795.12 and €2,473.41.

Information regarding potential risks (natural, mining, technological) 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:	120.0 m²	Property tax:	€1.00
Number of rooms:	4 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

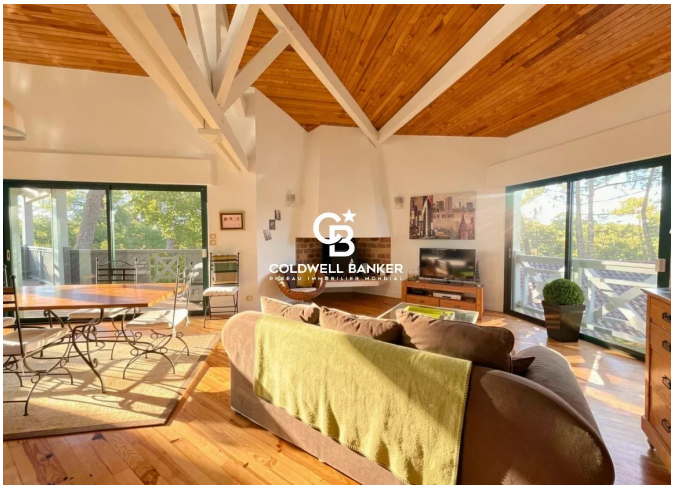
Energy performance diagnosis (EPD): D 192

Greenhouse gas emissions (GHG) index: B 7

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