COLDWELL BANKER
EUROPA REALTY

House Seignosse 150 m²



SALE PRICE : 1 050 000 €

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

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DESCRIPTION

SEIGNOSSE – FOND DU LAC

Ideally located in one of the most sought-after areas, just moments from Hossegor Lake and the beaches, this property enjoys a privileged setting.

Built on a flat plot of over 1,000 sqm, this approximately 150 sqm house offers outstanding potential for a variety of projects, including renovation, extension, or the construction of a new property, in a rare and highly desirable environment.

The existing house features a bright and comfortable living area, a kitchen, three bedrooms, two shower rooms, and two verandas providing additional living spaces. A garage completes the property.

Its exceptional location, only a few minutes from the beaches and cycling paths, makes it an ideal opportunity for a primary residence, a holiday home, or a high-potential real estate project.

A rare opportunity in the area.

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

Sale price: €1,050,000, agency fees included, payable by the seller.

Energy performance:

- Energy rating: F (326 kWh/sqm/year)
- Greenhouse gas emissions: F (91 kg CO2/sqm/year)
- Estimated annual energy costs: between €4,120 and €4,880.

Information regarding potential natural, mining, and technological risks affecting this property is available on the Géorisques website: www.georisques.gouv.fr

Discover all our properties on hossegor.immoba.fr.

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FEATURES

Property type:	House	Area:	150.0 m²	Property tax:	€1.00
Number of rooms:	5 rooms				

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): F 326

Greenhouse gas emissions (GHG) index: F 91

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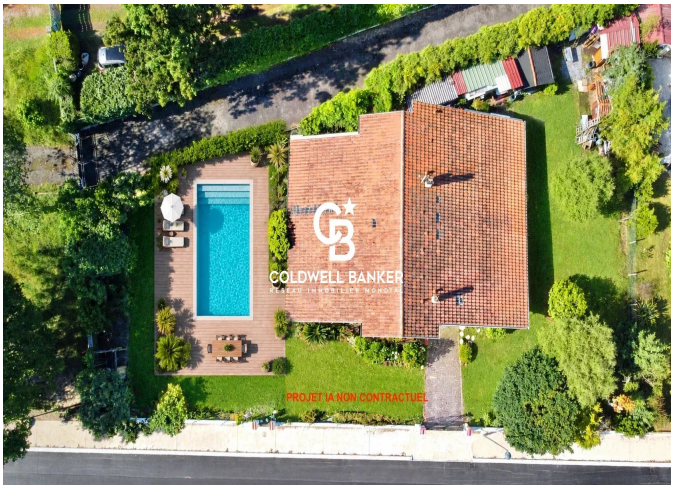



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