COLDWELL BANKER
EUROPA REALTY

House Seignosse 163 m²



SALE PRICE : 950 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

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DESCRIPTION

In the heart of Seignosse town center, just steps from local shops, discover this perfectly maintained townhouse, designed to offer comfort, natural light, and an exceptional quality of life.

With generous living space, the 50 sqm+ living and dining area is filled with natural light thanks to large openings leading onto the terraces and a private, unoverlooked garden. The fully equipped open-plan kitchen seamlessly extends this inviting space, ideal for entertaining or enjoying time with family.

The property features three bedrooms, including two beautiful master suites. An adjoining two-bedroom apartment (T3) completes the property, offering great flexibility: hosting guests, running a home-based business, or generating rental income.

Outside, spacious terraces, a summer kitchen, and a koi pond enhance this exceptional property, providing a refined and peaceful living environment right in the town center.

This property represents a rare opportunity in Seignosse.

Offered by Lucas LACADÉE, Prestige Real Estate Consultant (RSAC 919 245 969).

Sale Price: €950,000, including €45,239 agency fees payable by the buyer (5% TTC).
Price excluding fees: €904,761

Energy Performance:

- EPC: D (221 kWh/m²/year)
- Greenhouse Gas Emissions: B (7 kg CO_2/m²/year)
- Estimated annual consumption: €2,610 – €3,580

Information on natural, mining, or technological risks affecting this property is available on the Géorisques website: http://www.georisques.gouv.fr

Discover all our properties at hossegor.immoba.fr.

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FEATURES

Property type:	House	Area:	163.0 m²	Property tax:	€1.00
Number of rooms:	6 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): D 221

Greenhouse gas emissions (GHG) index: B 7

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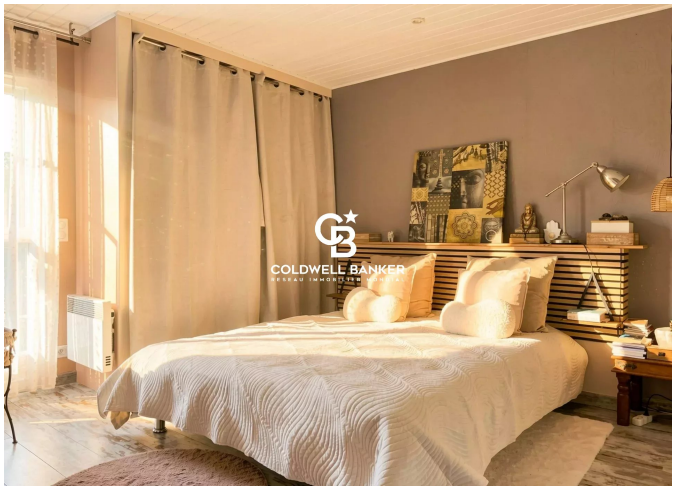

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