COLDWELL BANKER
EUROPA REALTY

House Seignosse 259 m²



SALE PRICE : 1 595 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

SEIGNOSSE – ESTAGNOTS | CLOSE TO LAKE HOSSEGOR AND THE OCEAN

Just a short walk from Estagnots beach and close to Lake Hossegor, this property enjoys a prime location in a highly sought-after setting, surrounded by the natural beauty of the lake, the ocean and the surrounding landscape.

The villa stands out for its generous proportions and spacious living areas. It features a large reception room opening onto the outdoor spaces, with no overlooking neighbours. The sleeping area comprises 6 bedrooms and 3 shower rooms, comfortably accommodating family and guests alike.

A real asset of the property is its garage of over 170 sqm, offering ample parking for several vehicles, as well as substantial storage space.

Set on a 1,150 sqm plot, this property combines a sought-after location, generous living spaces and excellent potential, just minutes from the beaches and iconic spots of the Landes coast.

A rare opportunity in the Estagnots area, ideal for enjoying an exceptional lifestyle between the lake and the ocean.

-

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

Asking price: €1,595,000, including €75,000 in agency fees payable by the buyer (4.93% incl. VAT).

Price excluding agency fees: €1,520,000.

Energy performance:
- Energy rating (DPE): C (164 kWh/sqm/year)
- Greenhouse gas emissions: B (6 kg CO_2/sqm/year)
- Estimated annual energy costs: between €2,720 and €3,780.

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

Discover all our properties at hossegor.immoba.fr.

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	259.0 m²	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): C 164

Greenhouse gas emissions (GHG) index: B 6

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY











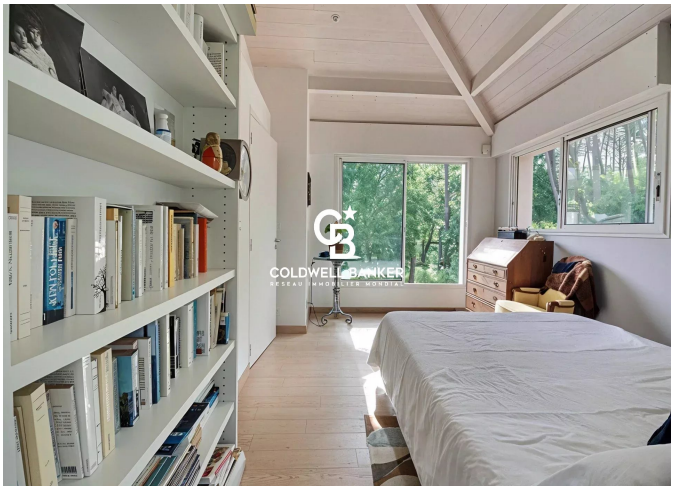

844 avenue du Touring Club
France, 40150, Soorts-Hossegor

PHONE : +33558973985
surfinrealty@coldwellbanker.fr