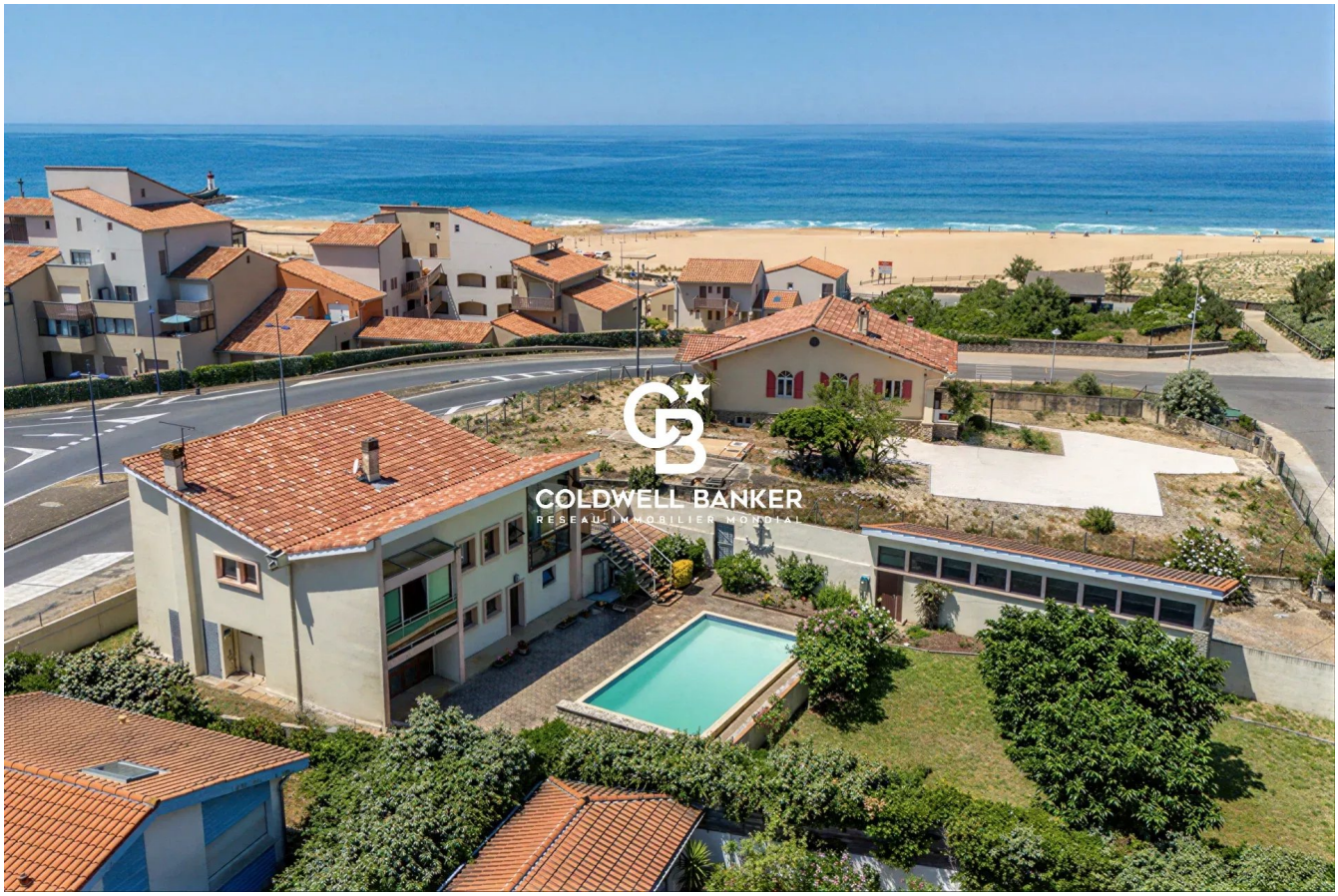
COLDWELL BANKER
EUROPA REALTY

House Soorts-Hossegor 180 m²



SALE PRICE : 1 800 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

In one of the most coveted areas of Hossegor, between the ocean, the lake and the city center, this property embodies a rare opportunity: to reveal all the potential of an architecture of character on an absolutely exceptional address.

Built on a beautiful landscaped plot of more than 1,000 m 2, this modernist-inspired villa develops remarkably balanced volumes and a particularly healthy structure. Its assertive lines, its wide openings, its perspectives on the exteriors and its multiple terraces recall the elegance of the large seaside villas of the 70s.

The property now offers about 180 m2 of living space complemented by large annexes, a large independent garage, extremely rare in the area, and a swimming pool sheltered from view and nuisances.

Different glimpses of the ocean highlight the privileged character of the location.

If reinterpretation work will reveal all the modernity, the essential is already present: a quality architectural base, rare volumes, a strong identity and above all an untraceable location on the market of Hossegor.

This property is offered to you by Emma MARTIN, Luxury Real Estate Consultant (RSAC 522 318 312)
Sales price: 1,800,000 HAI including fees and payable to the buyer for an amount of 85,000 euros, or 4.96%.
Excluding fees: €1,715,000.

DPE F (266) GES F (72)
Estimate of annual energy costs for housing between €3,460 and €4,720.

Information on the risks (natural, mining, technological) to which this property is exposed are available on the site Géorisques: www.georisques.gouv.fr

Find all our properties on 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:	180.0 m²	Property tax:	€1.00
Number of rooms:	5 rooms	Number of bedrooms:	4 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): F 258

Greenhouse gas emissions (GHG) index: F 72

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