COLDWELL BANKER
EUROPA REALTY

House Tosse 232 m²



SALE PRICE : 995 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

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DESCRIPTION

TOSSE – MEDITERRANEAN-STYLE VILLA

Set in a peaceful environment in the heart of Tosse, this 2009-built villa offers generous living spaces, modern comfort and a rare, flat plot of over 2,500 sq m.

Offering more than 230 sq m of living space, the property is centred around a beautiful living area featuring impressive high ceilings, creating a sense of volume and elegance. The villa also offers 5 bedrooms, including 3 master suites, providing comfortable accommodation for family and guests.

Outside, the property features a true outdoor living area with a spacious terrace of approximately 80 sq m overlooking a 5 x 10 m swimming pool, secured by an electric dome cover.

While enjoying immediate proximity to the town centre and its amenities, the property also benefits from a double garage, laundry room, bar and workshop, providing extensive additional, storage and leisure spaces.

In terms of amenities, the villa offers a range of features designed for everyday comfort, including solar panels, underfloor heating, reversible air conditioning on the upper floor and electric roller shutters.

A rare family property in Tosse, offering generous volumes, a spectacular living area, a spacious plot and a comprehensive range of amenities, all set in a peaceful environment just moments from the town centre.

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

Sale price: €995,000, including €47,381 in agency fees payable by the buyer (5% incl. VAT).
Price excluding agency fees: €947,619.

Energy performance:

- Energy Performance Certificate (DPE): B (78 kWh/m²/year)
- Greenhouse gas emissions: A (2 kg CO_2/m²/year)
- Estimated annual energy costs: between €1,560 and €2,130.

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

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FEATURES

Property type:	House	Area:	232.0 m²	Property tax:	€2.00
Number of rooms:	6 rooms	Number of bedrooms:	5 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): B 78

Greenhouse gas emissions (GHG) index: A 2

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