

Immeuble Ondres 160 m²



PRIX DE VENTE : 2 150 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

DESCRIPTION

ONDRES – CONTEMPORARY VILLA WITH OCEAN VIEW + COMMERCIAL PROPERTY – PREMIUM VISIBILITY – POOL – GARAGE

Located in a truly unique first-line oceanfront location in Ondres, this rare real estate ensemble combines a recent contemporary villa, free of occupancy, with the commercial premises of a 100 m² business, both benefiting from the same strategic location with exceptional seasonal visibility.

The villa, featuring clean contemporary lines and high-end finishes, offers panoramic ocean views and an extraordinary living environment. Spread over generous volumes, it comprises 6 bedrooms, designed to provide comfort, privacy, and elegance.

The living spaces, opening widely to the exterior through large windows, are bathed in natural light and maintain a seamless connection with the ocean.

Outside, the property features a perfectly integrated swimming pool, an invitation to relax while enjoying the sunset in a privileged and serene setting. A garage and private parking spaces complete the villa's amenities.

In addition, the commercial premises of approximately 110 m², located at the same prime location, are leased under an existing commercial lease and benefit from exceptional visibility during the summer season, offering a rare investment opportunity.

This is an extremely rare property, combining a prime location, contemporary architecture, ocean views, and complementary real estate assets, just a few minutes from Hossegor and Biarritz.

This property is offered by Yoann BARCOS, Prestige Real Estate Consultant – RSAC 940 936 225

Sale price: €2,150,000, including €121,000 in buyer's fees (5.96%)

Price excluding fees: €2,029,000

Energy Performance – Villa

DPE: A (62 kWh/m²/year)

Greenhouse gas emissions: A (1 kg CO₂/m²/year)

Estimated annual energy cost: between €724 and €980

Information on natural and technological risks related to this property is available at Géorisques:

www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Immeuble	Surface :	160.0 m ²	NB de pièces :	7 rooms
NB de chambres :	6 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

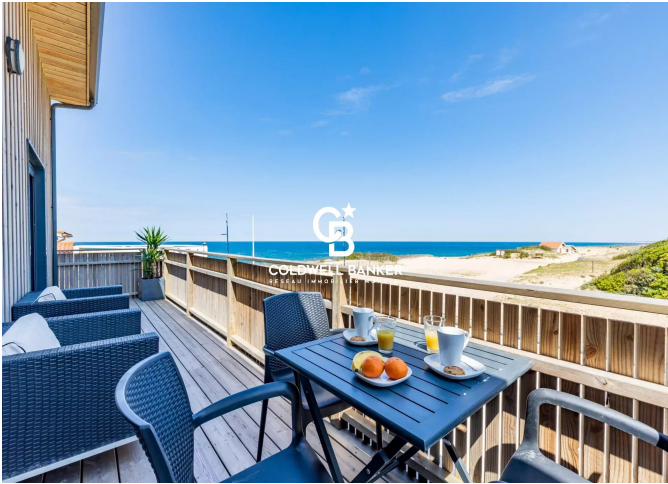
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 62

Indice d'émission de gaz à effet de serre (GES) : A 1



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