

Maison Angresse



PRIX DE VENTE : 4 740 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

DESCRIPTION

Located in one of Hossegor's most sought-after areas, this architect-designed villa offers a rare and privileged setting, just 50 meters from the dune and direct beach access. Set on a landscaped plot of over 1,600 m², the property combines modern design, comfort, and harmony with nature.

The villa features:

Five spacious bedrooms, including three on the ground floor

Several elegant bathrooms

Large, light-filled living areas

Multiple terraces oriented to enjoy the sun at any time of day

The property provides walking access to Hossegor town center, shops, restaurants, and the marine lake, while remaining just steps from the ocean. Perfect for those seeking privacy, modern comfort, and outdoor living.

Energy rating (DPE): D (206) – GHG: B (6)

Estimated annual energy costs: €2,280 – €3,160

Price: €4,740,000 HAI (agency fees 5% included, €225,715)

Net seller price: €4,514,285

For more information, contact Emma Martin, Luxury Real Estate Consultant (RSAC 522 318 312).

Risks: www.georisques.gouv.fr

Discover all our properties at hossegor.immoba.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Taxe foncière :	€2.00	NB de pièces :	6 rooms
NB de chambres :	5 bedrooms				

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

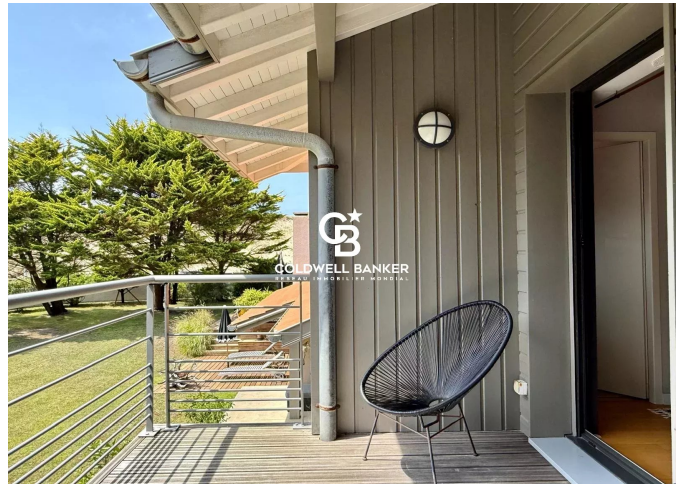
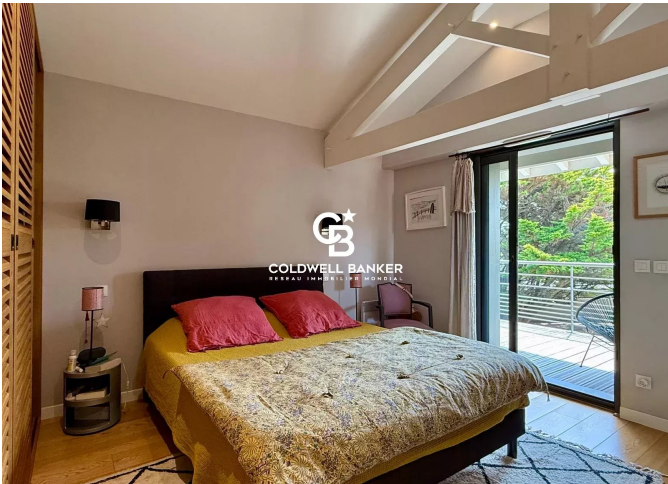
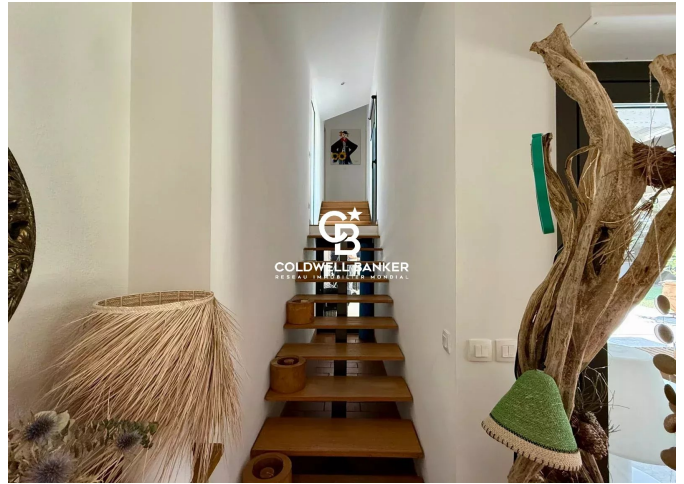
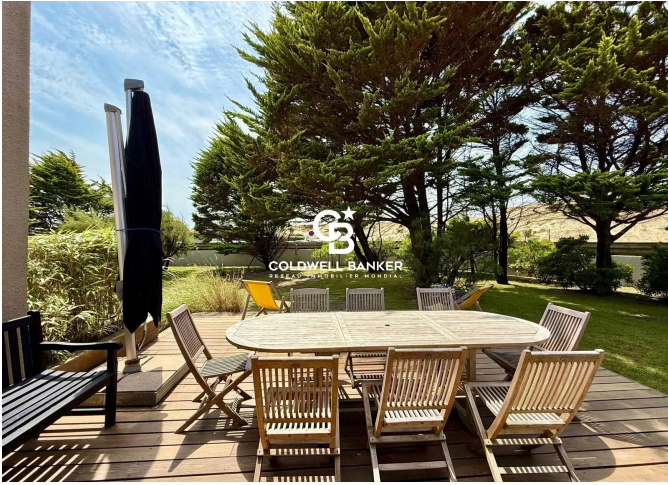
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 206

Indice d'émission de gaz à effet de serre (GES) : B 6



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