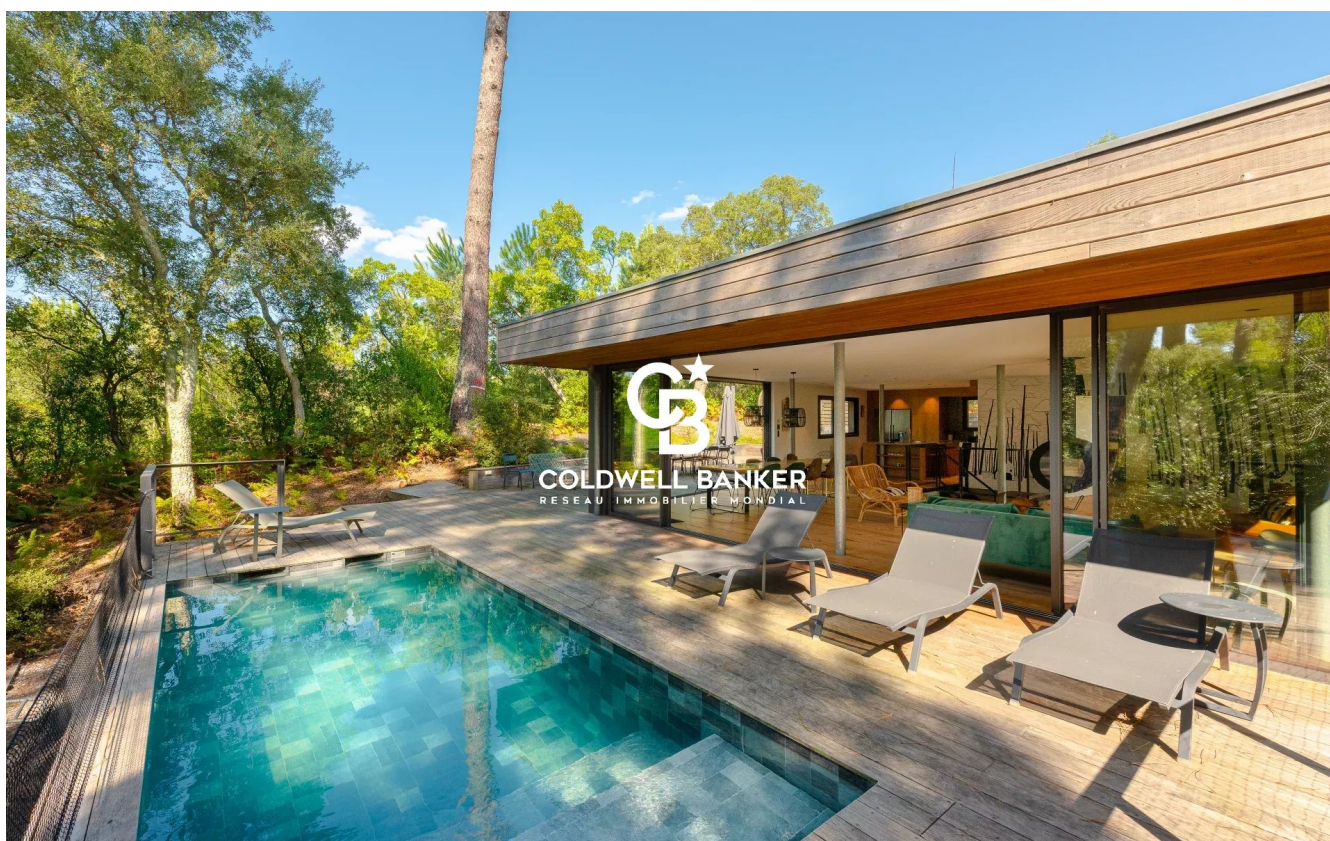


Maison Angresse

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PRIX DE VENTE : 2 730 000 €

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EMAIL : [SURFINREALTY@COLDWELLBANKER.FR](mailto:SURFINREALTY@COLDWELLBANKER.FR)

EXCLUSIVITÉ

## DESCRIPTION

In co-exclusivity with Coldwell Banker ImmoBa, this exceptional contemporary villa is set in a rare and preserved environment, just minutes from Hossegor's lake and town center, easily accessible by bike. Spanning over 200 m<sup>2</sup> of living space, the property features generous volumes, elegant modern design, and high-end finishes. Noble materials and a fluid layout create a seamless connection between indoor and outdoor living, perfect for family or social gatherings.

The villa offers four bedrooms, including a luxurious master suite with en-suite bathroom and dressing room, providing a private retreat.

Outside, a discreet swimming pool, nestled within the pine forest, extends the living space and creates a unique and serene relaxation area.

Key information:

Price HAI: €2,730,000 (buyer's fees 5%, €130,000)

Net seller price: €2,600,000

Energy rating: A (68) – GHG: A (2)

Estimated annual energy costs: €830 – €1,180

Risks: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Contact: Allison Otin

Discover all properties at [hossegor.immobia.fr](http://hossegor.immobia.fr)

## CARACTÉRISTIQUES

Type de bien : Maison      NB de pièces : 6 rooms      NB de chambres : 4 bedrooms

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

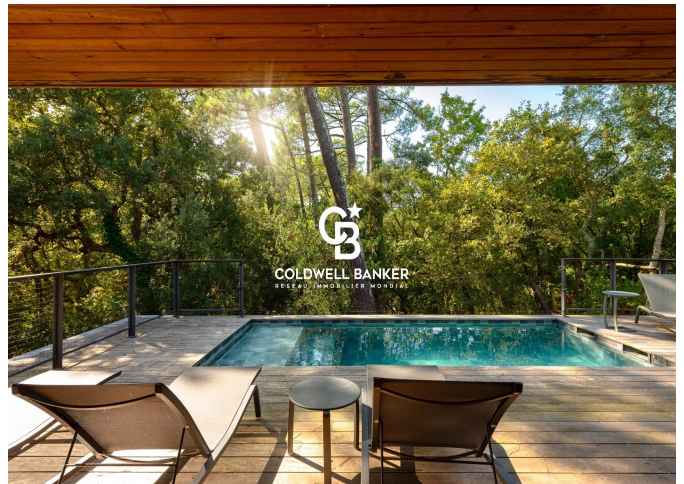
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 68

Indice d'émission de gaz à effet de serre (GES) : A 2



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