

Maison Angresse 161 m²



PRIX DE VENTE : 1 575 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

DESCRIPTION

Ideally located between the prestigious Hossegor golf course and the town center, just a few minutes' walk from all amenities, this stunning 160 m² villa stands out for its exceptional setting, nestled within a beautifully landscaped garden of over 1,500 m².

Spacious and filled with natural light, the home features a large dual-aspect living and dining area, enhanced by wide sliding glass doors that flood the space with sunlight.

A perfectly integrated open-plan kitchen complements the living area, along with a primary suite on the same level.

Upstairs, you'll find three comfortable bedrooms and a bathroom, offering excellent comfort for family living.

Asking Price: €1,575,000 (agency fees included, payable by the seller)

Energy rating: Pending

Information on potential risks related to this property is available on the Géorisques website:
[www.georisques.gouv.fr](<http://www.georisques.gouv.fr>)

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CARACTÉRISTIQUES

Type de bien : Maison Surface : 161.0 m² NB de pièces : 5 rooms

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

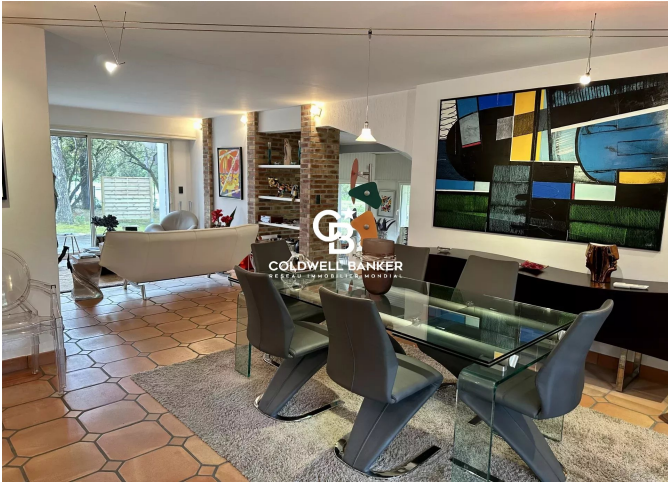
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 199

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



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