

Maison Angresse 162 m<sup>2</sup>

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PRIX DE VENTE : 3 900 000 €

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

## DESCRIPTION

Located in a prime setting between Hossegor Lake and the Atlantic Ocean, this T6 villa offers over 160 m<sup>2</sup> of living space on a 1,200 m<sup>2</sup> plot. Bright and airy, it features large windows and expansive terraces, including an 80 m<sup>2</sup> covered terrace upstairs with dune views.

The ground floor hosts:

3 bedrooms, including a master suite with direct pool access

1 additional bathroom and 1 WC

Storage space and a wine cellar

The upper level includes:

Spacious living room

Independent kitchen with outdoor cooking area

2 bedrooms

1 bathroom and 1 WC

Outside, enjoy a heated saltwater pool, a double carport, and an attached laundry room.

Price: €3,900,000 HAI (agency fees 4% included)

Net seller price: €3,750,000

Energy performance: DPE C (241 kWh/m<sup>2</sup>/year) – GHG B (7 kg CO<sub>2</sub>/m<sup>2</sup>/year)

Estimated annual energy cost: €2,940 – €4,040

For more information, contact Emma Martin, Luxury Real Estate Consultant (RSAC 522 318 310).

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

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

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	162.0 m <sup>2</sup>	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](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 241

Indice d'émission de gaz à effet de serre (GES) : B 7



**COLDWELL BANKER**  
**EUROPA REALTY**



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



TÉL : +33558973985  
[surfinrealty@coldwellbanker.fr](mailto:surfinrealty@coldwellbanker.fr)