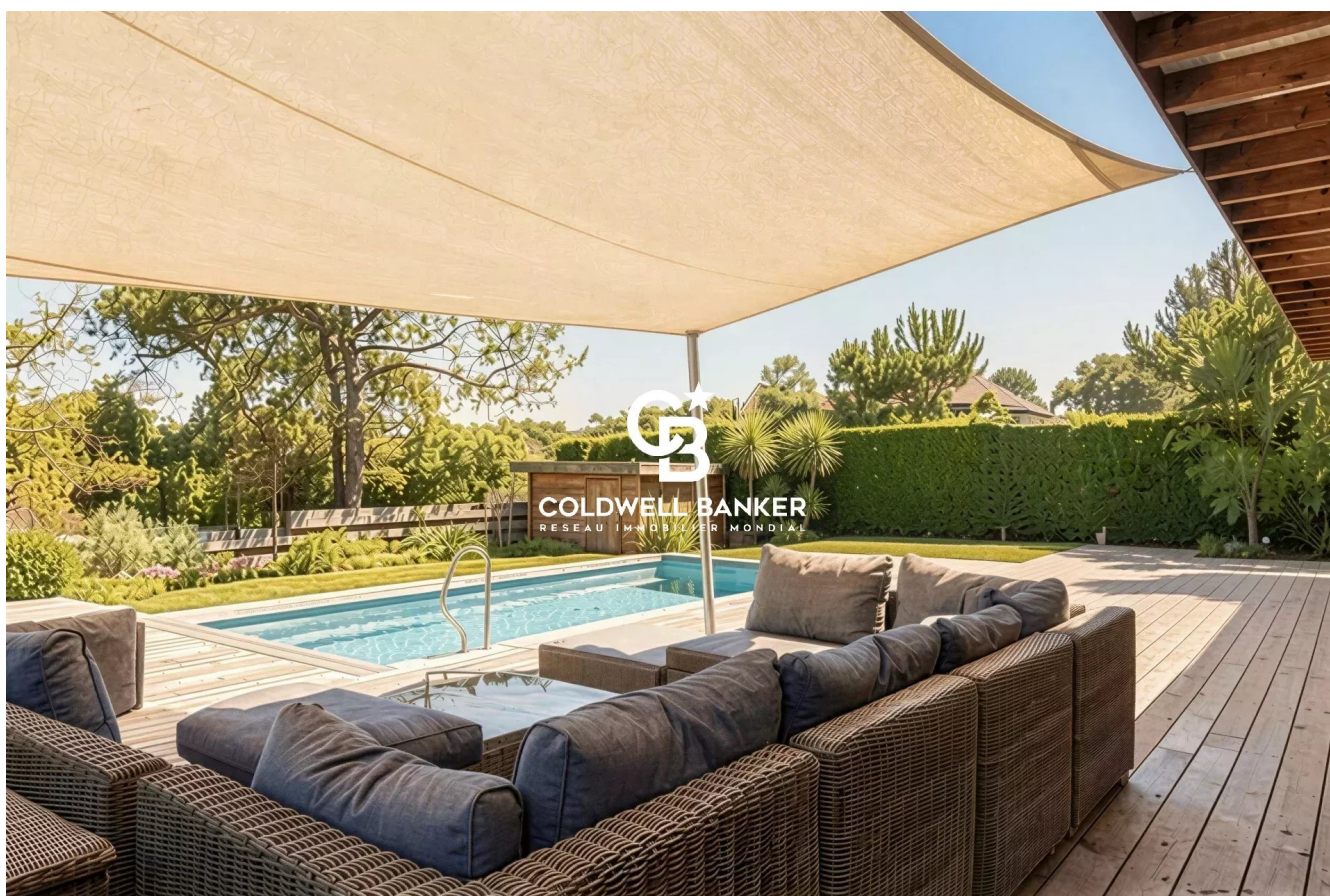


Maison Angresse 197 m<sup>2</sup>

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PRIX DE VENTE : 2 625 000 €

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

## DESCRIPTION

Just steps from the Centrale and Nord beaches, this renovated 200 m<sup>2</sup> villa offers a rare living experience in one of Hossegor's most sought-after neighborhoods, between ocean and nature.

Perched above the canopy, it impresses with generous volumes, a fluid layout, and thoughtful features designed to enjoy outdoor living.

The ground floor includes a spacious living room with pellet stove, a semi-open fully equipped kitchen with pantry, dining area, and summer lounge opening onto an east-facing terrace and garden. A 33 m<sup>2</sup> master suite with bathroom, dressing room, and office, along with a second bedroom, complete this level.

Upstairs: three bedrooms, two with terraces overlooking the pine trees, and a mezzanine office that can be converted into an additional bedroom.

The outdoor spaces feature a heated pool, wooden terrace, summer kitchen, outdoor shower, pétanque court, and landscaped garden. Additional amenities include a dedicated sports equipment area, wine cellar, two sheds, and parking for four vehicles with an electric charging station.

Key Details:

Price: €2,625,000 – fees included, seller's responsibility

Energy Performance: DPE C (134 kWh/m<sup>2</sup>/year) – GES A (4 kg CO<sub>2</sub>/m<sup>2</sup>/year)

Estimated annual energy costs: €1,920 – €2,680

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

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

All properties: [hossegor.immoba.fr](http://hossegor.immoba.fr)

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	197.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	9 rooms				

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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)

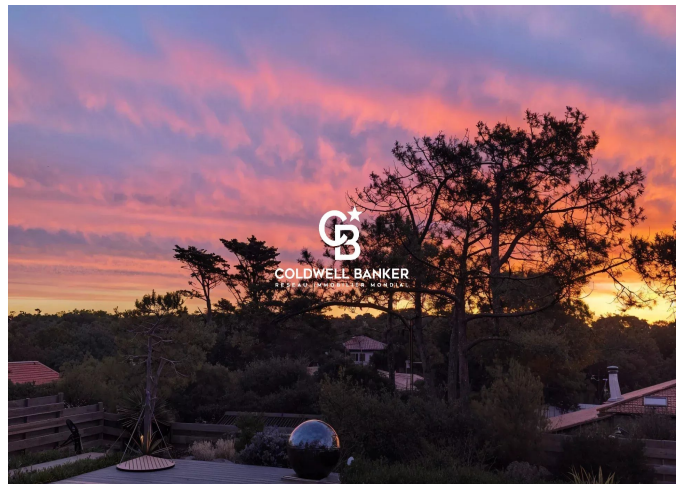
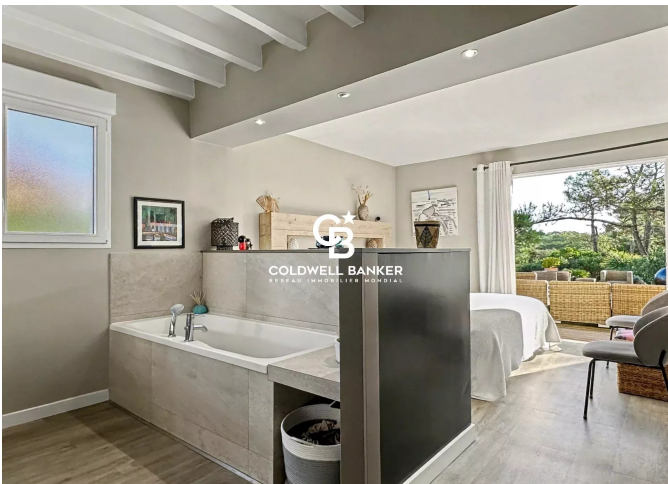
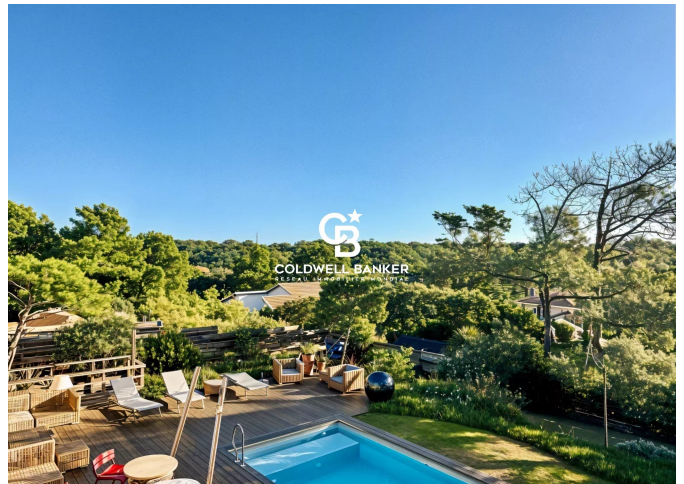
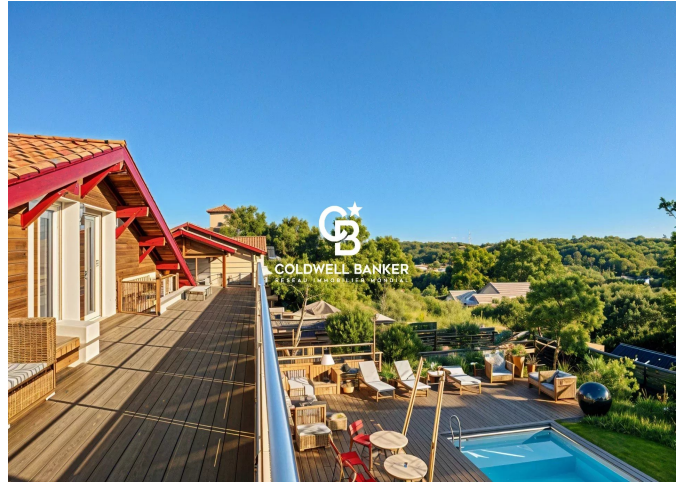
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 134

Indice d'émission de gaz à effet de serre (GES) : A 4



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