

Maison Angresse 213 m<sup>2</sup>

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PRIX DE VENTE : 1 945 000 €

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## DESCRIPTION

### ARCHITECT-DESIGNED VILLA - LAKE, HOSSEGOR TOWN CENTER

Located in a quiet and highly sought-after area, just minutes from Hossegor town center, this remarkable architect-designed villa charms with its elegance, generous proportions and abundant natural light.

Ideally positioned, the property offers superb light-filled living spaces. It comprises a large living-dining room with contemporary lines and an open kitchen, creating a convivial and refined entertaining area.

The sleeping area offers five comfortable bedrooms, three shower rooms, and three toilets, providing an ideal living environment for a family home or a second residence.

The property also includes additional features: two large cellars, a pantry and a garage, with the possibility of converting a room into an outbuilding bedroom at low cost.

Built on a plot with no direct overlooking, the villa benefits from an intimate, preserved setting conducive to serenity.

A property to fall in love with, combining architecture, comfort and a privileged location.

This property is offered by Allison OTIN.

Sale price: €1,945,000, fees payable by the seller.

Energy performance (DPE): D (213)

GHG emissions (GES): B (7)

Information on the risks to which this property is exposed is available on the Géorisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

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

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	213.58 m <sup>2</sup>	NB de pièces :	6 rooms
NB de chambres :	5 bedrooms				

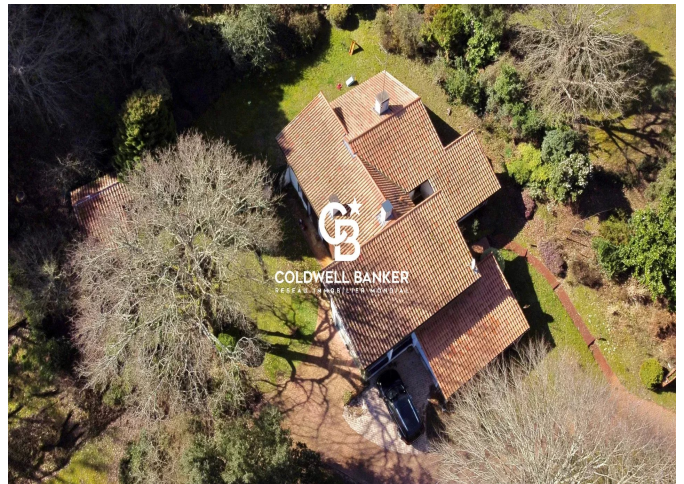
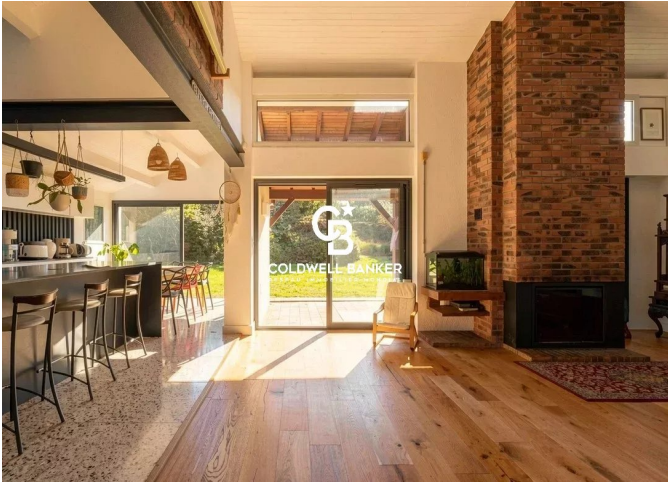
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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE



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