

Maison Angresse 221 m²



PRIX DE VENTE : 1 795 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

DESCRIPTION

HOSSEGOR – TOWN CENTRE, LAKE

On the doorstep of Hossegor town centre and the lake, both within walking distance, this elegant family home in traditional Landes architectural style offers an ideal living environment, combining peace and greenery.

Set on a superb landscaped plot of 1,579 sqm, with no overlooking neighbours and in an elevated position, the property enjoys a privileged setting with a terrace, swimming pool and beautifully arranged outdoor spaces, inviting you to fully embrace the Landes art of living.

Perfectly maintained, this 221 sqm home stands out for its generous volumes and bright living areas.

A large basement houses a garage, a workshop and a wine cellar, providing extensive functional and storage space.

The first floor comprises an entrance hall, a living room with fireplace, a dining room, an office, a separate kitchen with pantry, three bedrooms, a dressing room, a bathroom, a shower room and separate WC.

The second floor offers three additional bedrooms, a shower room, WC and an attic.

Outside, a pleasant south-facing terrace features a swimming pool with its technical room. A garden shed and a wood storage shelter complete the property harmoniously.

Sale price: €1,795,000 incl. agency fees

Agency fees payable by the buyer: €70,000 (4,06%)

Net seller price: €1,725,000

The villa is presented by Allison OTIN.

Energy rating: D (240) – Greenhouse gas emissions: B (8).

Estimated annual energy costs for the property range between €3,970 and €5,430 (based on 2024 values).

Information on potential risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	221.0 m ²	NB de pièces :	8 rooms
NB de chambres :	6 bedrooms				

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 240

Indice d'émission de gaz à effet de serre (GES) : B 8



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