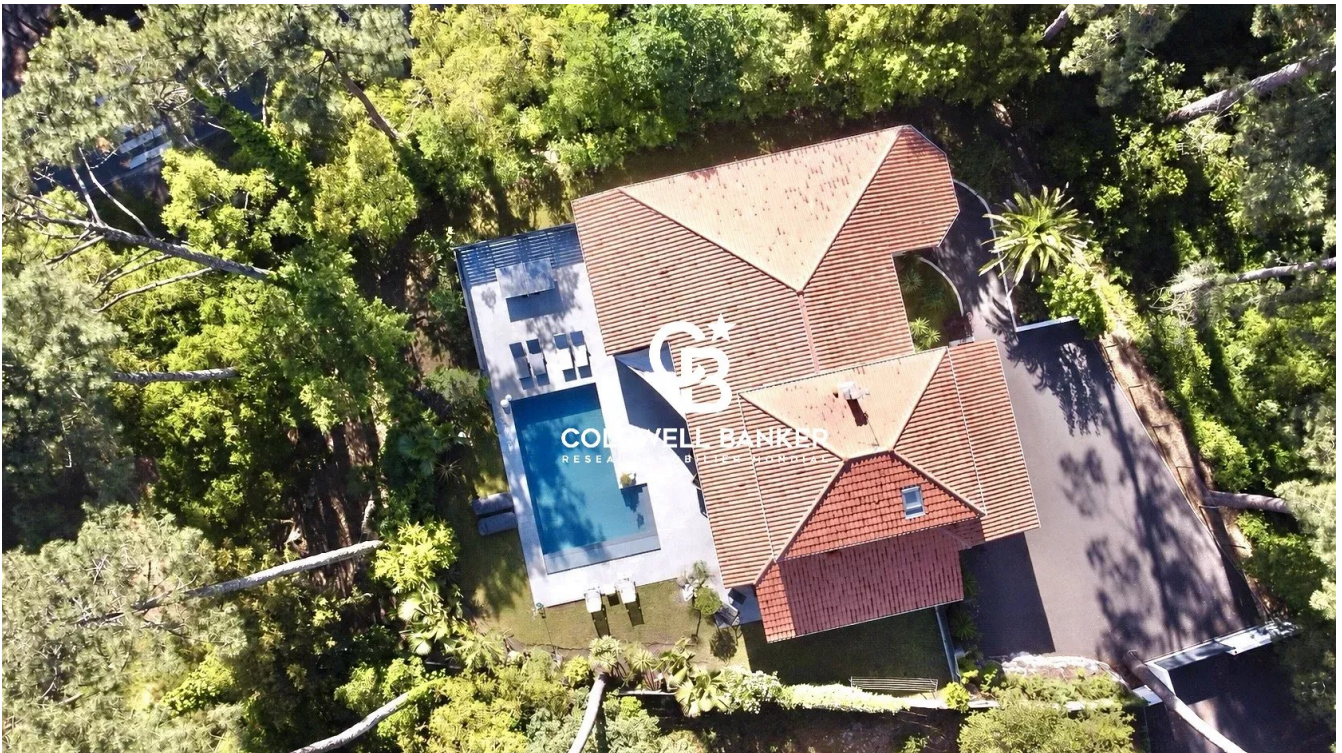


Maison Angresse 260 m²



PRIX DE VENTE : 1 995 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

DESCRIPTION

HOSSEGOR – Ideally positioned in an elevated setting and sheltered from view, this stunning villa of approximately 260 sqm offers a rare lifestyle combining privacy, comfort, and exceptional natural light thanks to its full southern exposure.

From the moment you enter, the property impresses with its generous volumes, magnificent high ceilings, and warm atmosphere. Designed as a true family home, it features spacious and welcoming living areas, perfect for entertaining in complete comfort.

The villa includes a vast living and dining room with a library, a fully equipped kitchen opening onto the dining area, as well as an adjoining laundry room. The sleeping area offers six bedrooms, including a superb master suite with dressing room and private shower room, oriented towards the outdoor spaces.

Outside, a large terrace seamlessly extends the living areas and invites you to fully enjoy the swimming pool and the peaceful surroundings.

The property also benefits from highly sought-after additional features including a garage, gym room, large games room, and a cellar, offering excellent potential for further customization according to your needs and projects.

A rare property with exceptional volumes, ideal for enjoying the highly sought-after lifestyle of the Landes coast.

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This property is presented by Lucas LACADÉE, Luxury Real Estate Consultant (RSAC 919 245 969).

Sale price: €1,995,000, including €95,000 agency fees payable by the buyer (5% VAT included).

Net seller price: €1,900,000.

Energy performance:

- Energy rating: C (140 kWh/sqm/year)
- Greenhouse gas emissions: A (4 kg CO2/sqm/year)
- Estimated annual energy costs: between €2,640 and €3,650.

Information regarding potential natural, mining, and technological risks affecting this property is available on the Géorisques website: [www.georisques.gouv.fr](<http://www.georisques.gouv.fr>)

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	260.0 m ²	NB de pièces :	7 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

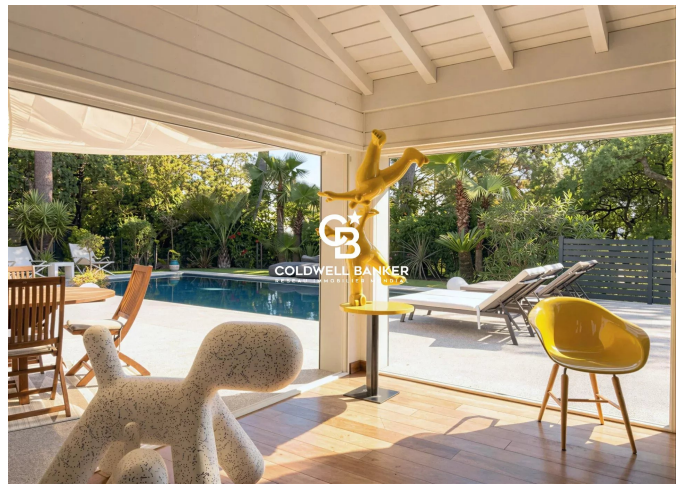
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 140

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



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