

Maison Angresse 280 m²



PRIX DE VENTE : 5 900 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba is proud to present this truly exceptional property, located in first line on the Hossegor lake, one of the most prestigious addresses on the Atlantic coast.

Designed by a renowned architect, this historic villa is set within a flat, landscaped park of nearly 3,000 sqm, offering breathtaking panoramic views over the marine lake. Ideally positioned between lake and ocean, and within walking distance of the town centre and beaches, the property perfectly combines elegance, authenticity and lifestyle.

The villa features grand volumes and abundant natural light, enhancing its timeless character. It offers seven bedrooms, providing refined accommodation for family and guests, as well as spacious reception rooms opening onto a large terrace overlooking the lake.

Outdoors, a private tennis court and an exceptional landscaped garden ensure privacy and tranquillity. Every viewpoint offers a unique perspective over the lake, making this property truly one of a kind.

Price: €5,900,000 (agency fees included)

Agency fees payable by the buyer: €200,000 (4.76%)

Energy performance:

DPE: F (289) – GES: F (90)

Estimated annual energy costs: €10,110 – €13,730

Risk information available at: www.georisques.gouv.fr

Presented by Allison Otin

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	280.0 m ²	NB de pièces :	8 rooms
NB de chambres :	7 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) : E 289

Indice d'émission de gaz à effet de serre (GES) : F 90



COLDWELL BANKER
EUROPA REALTY



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



TÉL : +33558973985
surfinrealty@coldwellbanker.fr