

Maison Angresse 80 m²



PRIX DE VENTE : 1 575 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

DESCRIPTION

Here is the English translation:

Located in one of the most sought-after areas of Hossegor, this single-storey house of approximately 80 m² offers direct access to the beach and unobstructed views of the dune. Set on a large plot of over 950 m², it provides an ideal foundation for a full renovation project.

Extension possibilities are available: please contact us for a detailed assessment.
Individual sanitation – Renovation work required.

A unique opportunity to create your prestigious residence in an exceptional natural setting.

****Sale price: €1,575,000, fees payable by the buyer****

For more information, please contact ****Emma MARTIN****,
Independent sales agent – RSAC: 522 318 310

****Energy rating:**** DPE E (312) and GES B (10), carried out on 20.09.2022

Estimated annual energy costs for the property:

Between €1,380 and €1,890 per year. Average energy prices based on 2021 rates (including subscriptions).

Information regarding natural, mining, and technological risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

All our properties on: hossegor.immoba.fr

CARACTÉRISTIQUES

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|----------------|---------|------------------|---------------------|-----------------|-------|
| Type de bien : | Maison | Surface : | 80.0 m ² | Taxe foncière : | €1.00 |
| NB de pièces : | 5 rooms | NB de chambres : | 3 bedrooms | | |

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

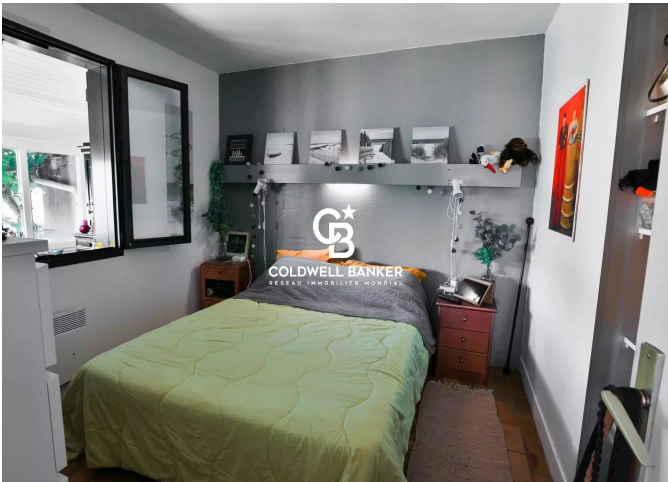
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 312

Indice d'émission de gaz à effet de serre (GES) : B 10



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