

Maison Angresse 97 m²



PRIX DE VENTE : 1 259 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

DESCRIPTION

Ideally located in one of the most popular areas of Hossegor, a few steps from the beach, the city center and the lake, this charming architect villa built in 1977 offers a privileged living environment.

With a surface of about 97 m², it offers on the ground floor a beautiful bright living room open to a large terrace, an open kitchen, a bedroom and a bathroom. An intimate patio serves a cellar, which can easily be converted into an additional room.

Upstairs, you will find three bedrooms with balconies, two bathrooms and an attic offering storage space.

The enclosed garden of 450 m², without vis-à-vis, invites to fully enjoy outdoor life in a quiet and preserved atmosphere.

You will be seduced by the exceptional location of this house, between canal and ocean, with direct access on foot to beaches, shops, and bike paths. Perfect as a main residence or as a holiday home, it is ideal for welcoming family and friends in an exceptional environment.

This property is offered to you by Emma MARTIN, Luxury Real Estate Consultant (RSAC 522 318 312)

Sale price: €1,259,000 including agency fees, which are payable by the buyer for an amount of €59 000, i.e. 4.92%.

Price excluding fees: €1,200 000.

DPE E (318) GES B (10)

Estimate of annual housing energy costs between €2350 and €3210.

The information on the risks (natural, mining, technological) to which this property is exposed are available on the Géorisques site: www.georisques.gouv.fr

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	97.0 m ²	Taxe foncière :	€1.00
NB de pièces :	5 rooms	NB de chambres :	4 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 318

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



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