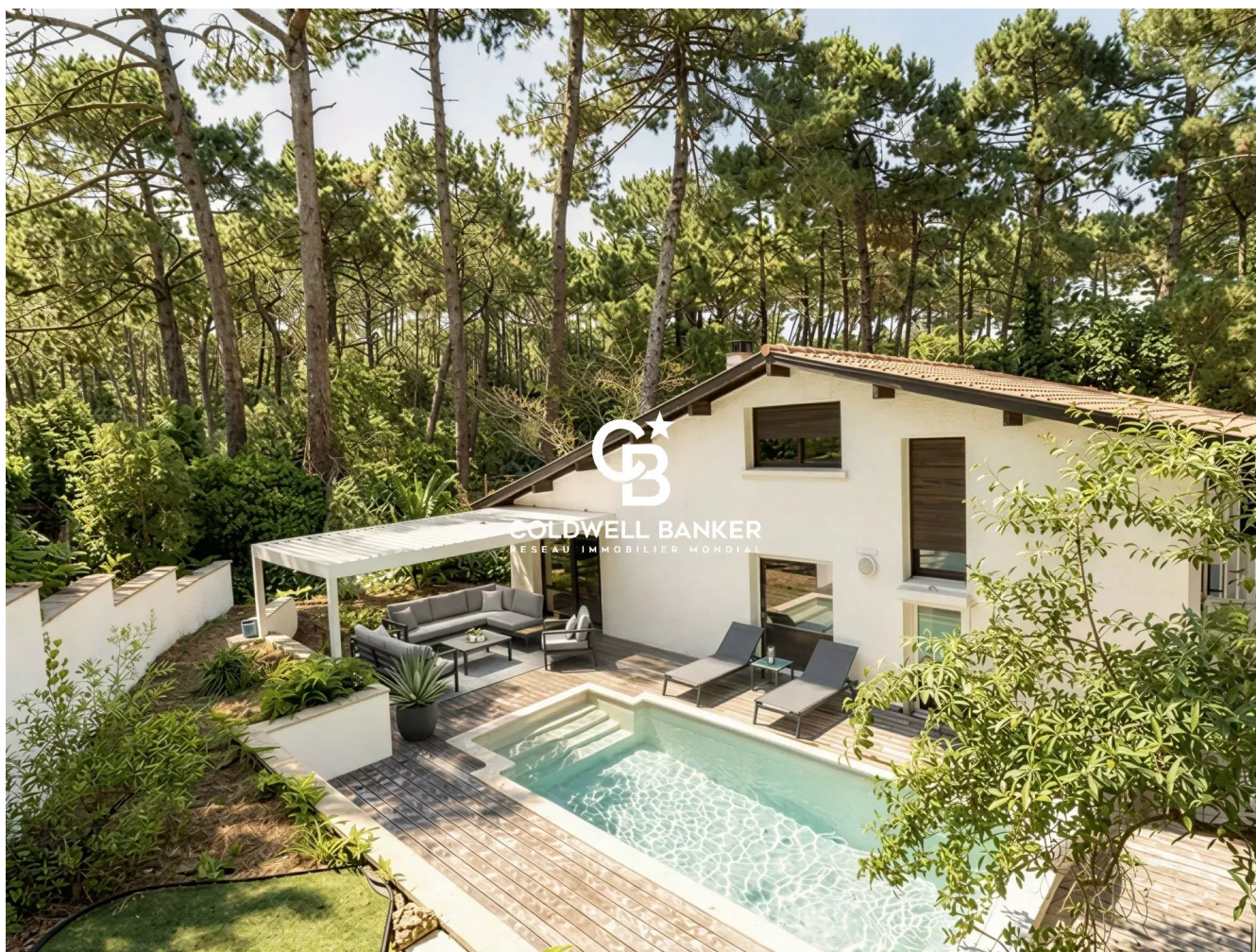


Maison Angresse 120 m²



PRIX DE VENTE : 1 190 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

DESCRIPTION

HOSSEGOR - Sought-after, wooded neighborhood

Just a few minutes from the town center and Hossegor Golf Course, this charming villa of approximately 120 m² offers a privileged lifestyle in the heart of a preserved natural environment.

Built on a landscaped plot of approximately 700 m², carefully arranged and bordered by pine trees, the property features several outdoor relaxation areas including large terraces, a heated pool, a bioclimatic pergola and various convivial spots sheltered from view.

From the entrance, the house reveals a beautiful light-filled living area, consisting of a lounge-dining room open to the outdoors and an open-plan kitchen fully fitted and equipped. A separate pantry/utility room completes this functional space. The ground floor also houses a master suite with dressing room and private shower room.

Upstairs, a comfortable landing offers the possibility to create an office or a leisure area. Two spacious bedrooms with storage are located there, accompanied by a shower room, a separate WC and a pleasant terrace.

Outside, privacy and nature are the watchwords, allowing full enjoyment of the garden and its features. A bike/motorcycle garage as well as a shed complete the property.

Shops, services and cycle paths are easily accessible, offering a daily life that is as practical as it is pleasant.

This villa is offered by Yoann BARCOS, Prestige Real Estate Consultant (RSAC 940 936 225).

Sale price: €1,190,000 including fees payable by the seller.

Energy performance:

- DPE: C (175 kWh/m²/year)
- Greenhouse gas emissions: B (6 kg CO₂/m²/year)
- Estimated annual energy cost between €1,620 and €2,260.

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

Find all our properties at hossegor.immoba.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	120.0 m ²	NB de pièces :	4 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

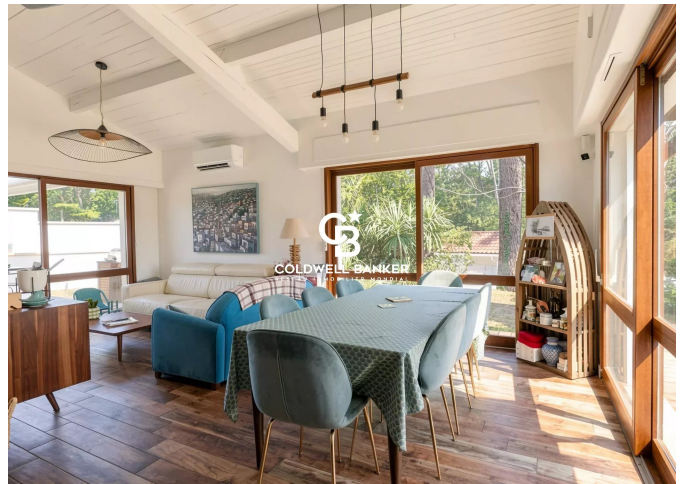
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 175

Indice d'émission de gaz à effet de serre (GES) : B 6



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