

Maison Angresse 188 m²



PRIX DE VENTE : 2 017 600 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

DESCRIPTION

Nestled in a peaceful and green setting in Soorts-Hossegor, this elegant contemporary home of 188 sqm stands out for its generous living spaces and abundant natural light. Thanks to its large glass openings, the main living area enjoys excellent brightness and opens directly onto a pleasant terrace.

The property features a harmonious layout with 5 rooms, including a fully fitted and equipped modern kitchen, a living room enhanced by a fireplace, as well as 4 spacious bedrooms designed for optimal comfort, with easy access to the outdoor areas. High-quality features, refined finishes, and a contemporary atmosphere provide exceptional everyday comfort.

Outside, a beautifully maintained landscaped garden surrounds a superb, ideally positioned swimming pool, creating the perfect setting for relaxation.

A rare property offering an exceptional lifestyle, just moments away from the beaches, local shops, and the iconic pine forest surroundings of the Landes region.

This property is presented by Allison OTIN.

Sale price: €2,017,600, including €77,600 agency fees payable by the buyer (4% VAT included).

Net seller price: €1,940,000.

Energy rating (DPE): C

Greenhouse gas emissions (GES): B

Estimated annual energy costs: between €2,950 and €4,050.

Information regarding potential risks to which this property is exposed is available on the official Géorisques website: [Géorisques](https://www.georisques.gouv.fr)

Discover all our properties on: [hossegor.immoba.fr](https://www.hossegor.immoba.fr)

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	188.0 m ²	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

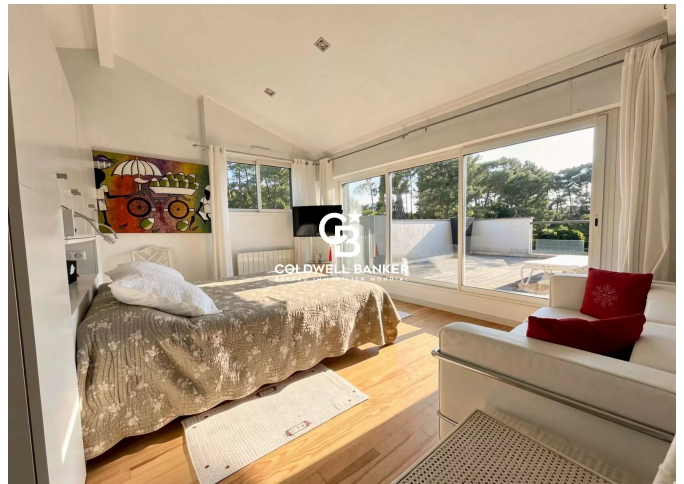
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 172

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



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