

Maison Angresse 226 m²



PRIX DE VENTE : 1 995 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

DESCRIPTION

Just a short walk from Hossegor's beaches and the lake, this architect-designed family home offers an exceptional lifestyle in one of the most sought-after neighborhoods.

With approximately 226 m² of living space (328 m² total), the house features 9 rooms, including 8 bedrooms and a spacious, light-filled living area. High ceilings and large windows create a warm and welcoming atmosphere.

The basement includes multiple cellars and a garage.

Outside, enjoy a flat, landscaped garden, a swimming pool, several terraces, and sunrooms, perfect for relaxing and entertaining.

Price: €1 995 000 HAI (including 5% agency fees)

Energy rating: D (232) – GHG: D (44)

Estimated annual energy costs: €5,100 – €6,980

Presented by Lucas LACADÉE, Luxury Real Estate Consultant (RSAC 919 245 969 – RCP AT 649 064).

Risks: www.georisques.gouv.fr

All properties available at hossegor.immoba.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	226.0 m ²	Taxe foncière :	€2.00
NB de pièces :	9 rooms	NB de chambres :	8 bedrooms		

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

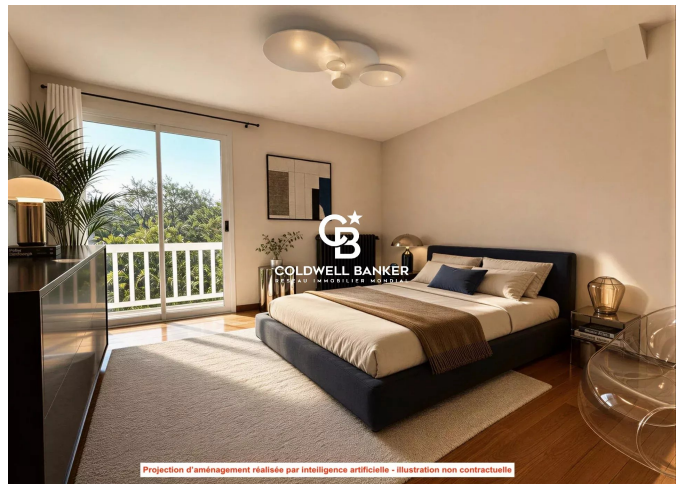
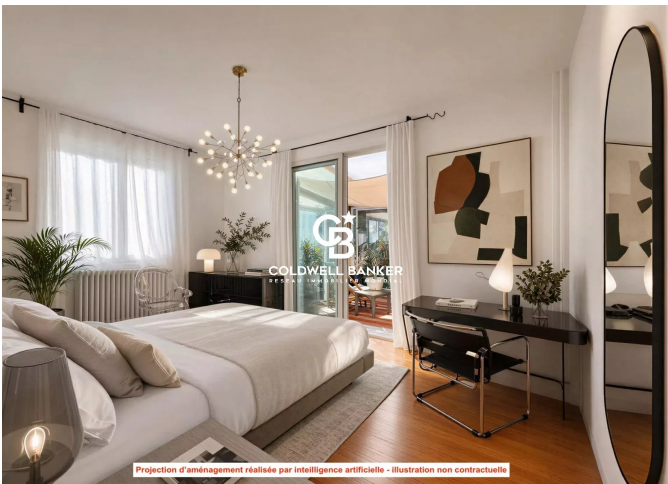
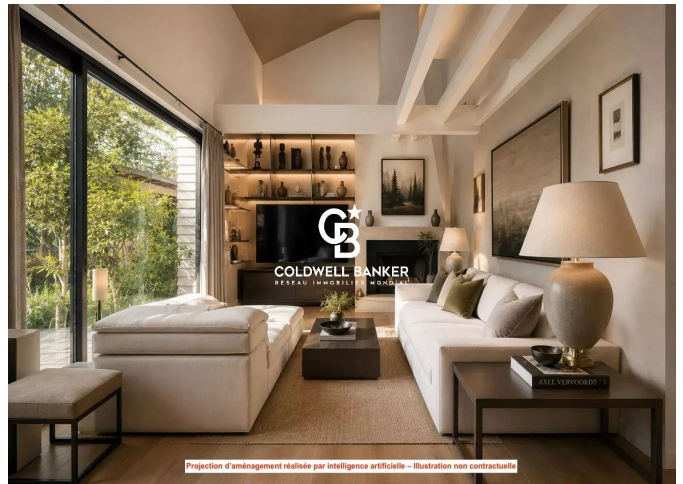
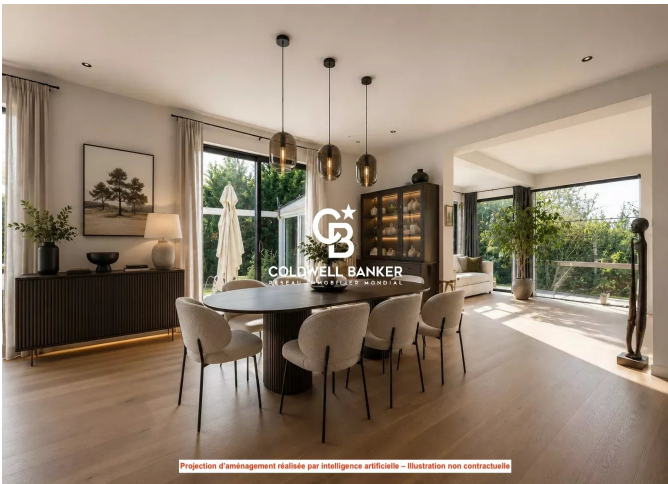
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 232

Indice d'émission de gaz à effet de serre (GES) : D 44



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