

Maison Angresse 305 m²



SALE PRICE : 1 760 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

DESCRIPTION

AT THE GATES OF HOSSEGOR – An exceptional property with impressive living spaces.

Nestled at the end of a quiet cul-de-sac in a peaceful and unspoiled setting, this rare estate is set within a magnificent park of over 5,000 sqm, offering a privileged lifestyle just minutes from the beaches of Hossegor.

Boasting more than 300 sqm of living space, the property impresses with its generous proportions and a layout perfectly designed for both family living and entertaining. It features a spacious, light-filled living area with an open-plan kitchen, seven bedrooms, including two elegant master suites, as well as an outbuilding, a garage, and ample storage space.

Outdoors, sheltered from view, expansive terraces seamlessly extend the living areas, creating the perfect setting to relax around the swimming pool and its pool house, surrounded by lush greenery in complete privacy.

The property also benefits from a self-contained one-bedroom apartment, ideal for hosting family and friends in complete independence or for generating rental income.

A rare opportunity on the market, offering quality amenities, exceptional volumes and a privileged setting, perfectly suited as a primary residence, a family home or an exclusive holiday retreat.

-

This property is presented by Lucas LACADÉE, Luxury Real Estate Consultant (RSAC No. 919 245 969).

Asking price: €1,760,000, agency fees included, payable by the seller.

Energy performance:

- Energy Performance Certificate (EPC): C (153 kWh/m²/year)
- Greenhouse gas emissions: C (18 kg CO₂/m²/year)
- Estimated annual energy costs: between €2,950 and €4,060.

Information regarding natural, mining and technological risks to which this property may be exposed is available on the Géorisques website: <http://www.georisques.gouv.fr>

Discover our exclusive properties at hossegor.immoba.fr.

FEATURES

Property type:	Maison	Area:	305.0 m ²	Property tax:	€2.00
Number of rooms:	9 rooms				

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 143

Greenhouse gas emissions (GHG) index: C 18

