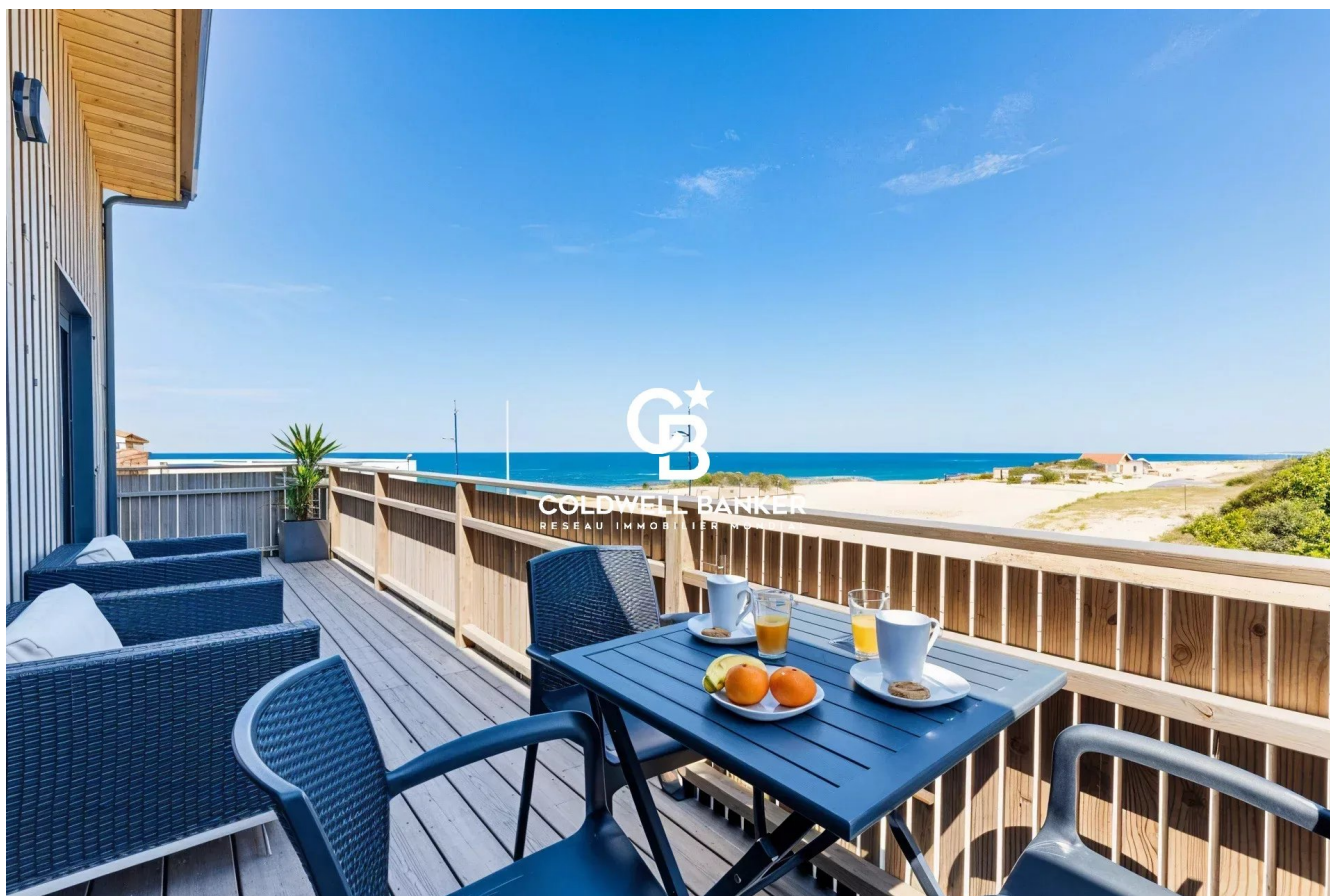


Maison Ondres 160 m<sup>2</sup>

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PRIX DE VENTE : 1 499 000 €

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EMAIL : [SURFINREALTY@COLDWELLBANKER.FR](mailto:SURFINREALTY@COLDWELLBANKER.FR)

EXCLUSIVITÉ

## DESCRIPTION

ONDRES – EXCEPTIONAL OCEANFRONT VILLA – PANORAMIC SEA VIEWS – 6 BEDROOMS – SWIMMING POOL – GARAGE

This recent contemporary villa enjoys an absolutely unique setting, directly facing the ocean in a prime frontline position, offering breathtaking panoramic sea views and an outstanding lifestyle.

Designed with generous volumes, the property features six bedrooms, carefully conceived to combine comfort, privacy and high-end finishes. The living areas are filled with natural light thanks to large openings, seamlessly extending towards the outdoor spaces and the ocean, creating an elegant and serene atmosphere.

Outdoors, the villa offers a beautifully integrated swimming pool, perfectly positioned to enjoy long summer days and unforgettable sunsets overlooking the Atlantic Ocean.

A garage and private parking complete this rare property.

A truly exceptional home, combining a prime location, contemporary architecture and the art of seaside living, just minutes from Hossegor and Biarritz.

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

Asking price: €1,499,000, including agency fees  
Agency fees payable by the buyer: €84,849 (5.99%)  
Net seller price: €1,414,151

Energy performance:

Energy rating: A – 62 kWh/m<sup>2</sup>/year

Greenhouse gas emissions: A – 1 kg CO<sub>2</sub>/m<sup>2</sup>/year

Estimated annual energy costs: between €724 and €980

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

View our full property selection at [hossegor.immoba.fr](http://hossegor.immoba.fr)

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	160.0 m <sup>2</sup>	NB de pièces :	7 rooms
NB de chambres :	6 bedrooms				

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 62

Indice d'émission de gaz à effet de serre (GES) : A 1



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