

Maison Seignosse 400 m²



PRIX DE VENTE : 3 500 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

DESCRIPTION

Exceptional Villa of Over 400 m² on the Seignosse Golf Course

Discover this exceptional villa of over 400 m² spread across three levels, ideally located on the prestigious Seignosse Golf Course.

Perched in a commanding position, the property enjoys breathtaking views of the surrounding landscape, while being just moments away from the beaches and the Hossegor Lake.

On the ground floor, a spacious entrance opens onto a vast living room with a fireplace, bathed in natural light thanks to large picture windows that frame the stunning views. This level also features a fully equipped open-plan kitchen and two bedrooms, each with its own en-suite bathroom and WC.

The upper floor offers a mezzanine currently used as an office, two additional bedrooms—each with a private bathroom and terrace—as well as a master suite with dressing room, bathroom with shower, separate WC, and a private terrace.

The garden level includes a self-contained two-room apartment with shower room and separate WC—ideal for guests or rental potential.

Set within a beautifully wooded park of 2,600 m², the grounds include a magnificent 14x6 m swimming pool, a pool house, and a garage.

Presented by Allison OTIN

Price: €3,500,000 (agency fees included, payable by the seller)

Energy Performance: C (102) | Greenhouse Gas Emissions: D (28)

Information regarding natural, mining, or technological risks for this property is available at:
[www.georisques.gouv.fr](<https://www.georisques.gouv.fr>)

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	400.0 m ²	NB de pièces :	6 rooms
NB de chambres :	6 bedrooms				

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

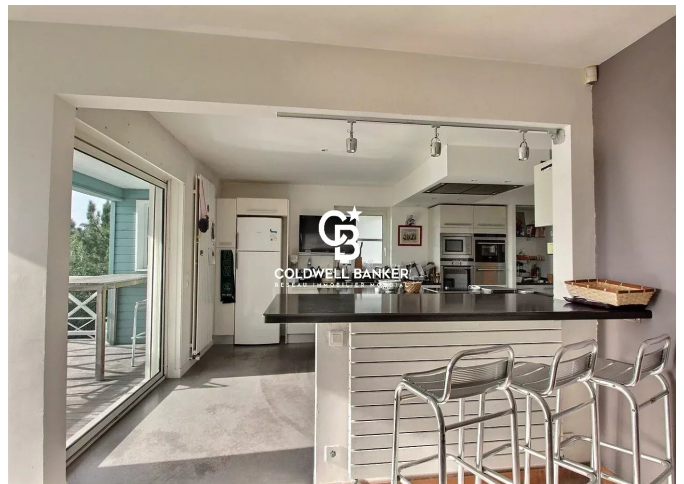
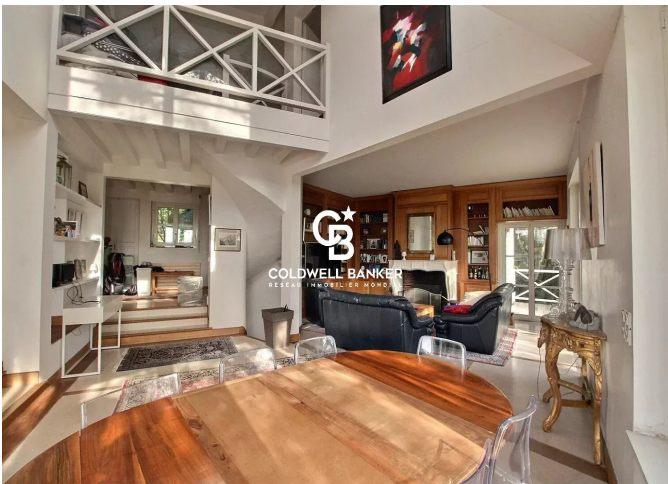
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 102

Indice d'émission de gaz à effet de serre (GES) : C 28



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