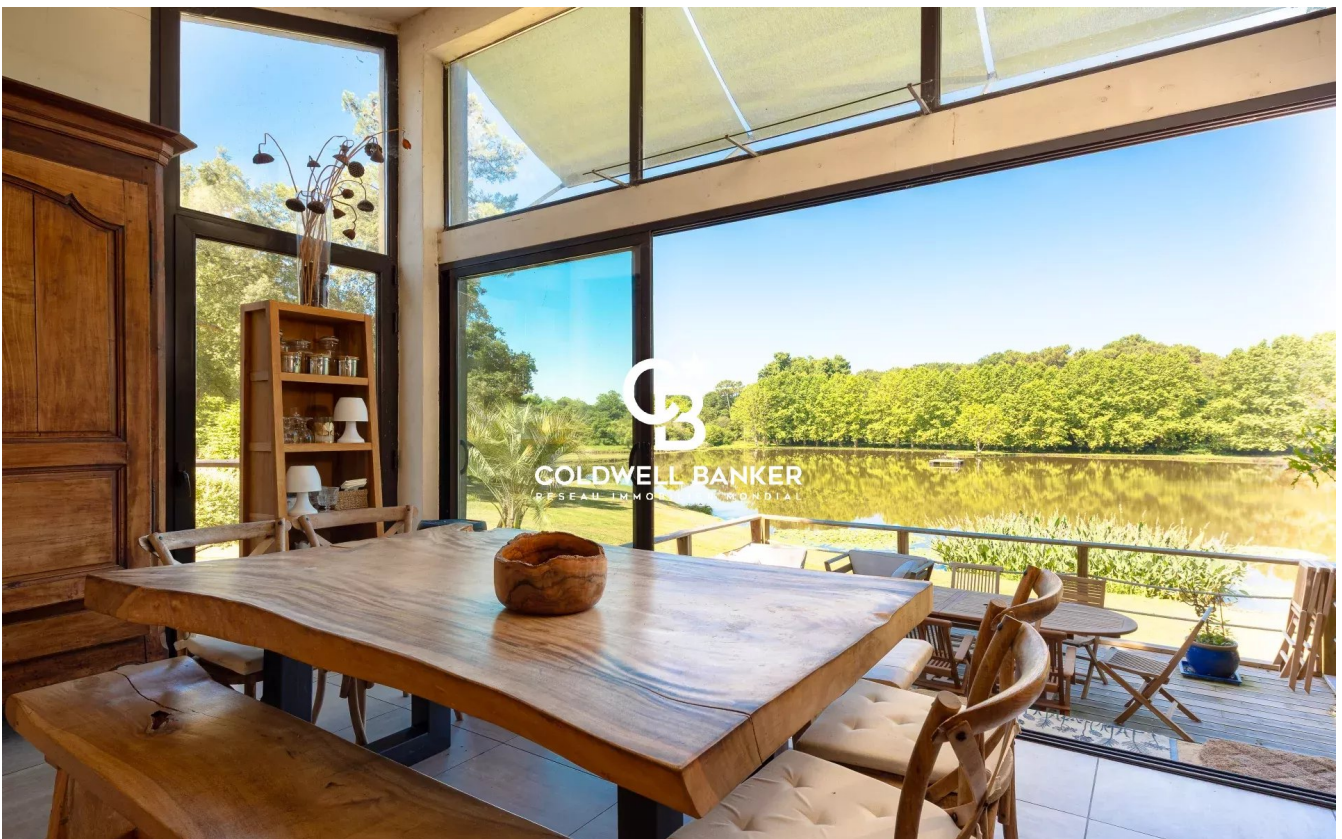


Maison Soorts-Hossegor 500 m<sup>2</sup>

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PRIX DE VENTE : 3 900 000 €

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

## DESCRIPTION

Located in Angresse, just minutes from the ocean beaches and the vibrant heart of Hossegor, this unique 20-hectare estate — including 3 hectares of lake — is a rare creation by renowned Landes architect Patrick Arotcharen for a celebrated contemporary artist. Seamlessly blending into a protected natural environment, the property offers a rare sense of harmony and serenity.

The main house, approximately 500 m<sup>2</sup>, was designed as a tribute to light and space. Centered around a vast living area bathed in natural light, it opens generously to the outdoors through expansive glass doors, erasing the boundary between interior and landscape. Natural materials — wood, raw concrete, and stone — create a refined, contemporary, and welcoming atmosphere. The layout includes a beautiful kitchen, living room, spacious entrance hall, four bedrooms, three bathrooms, a basement, and a charming 80 m<sup>2</sup> independent “bergerie” (cottage), offering potential for additional living space (subject to current planning regulations).

Outdoors, the grounds unfold in a poetic rhythm of wild spaces and quiet clearings. The lake, a living mirror of the sky, changes with the seasons, bringing a timeless beauty to the landscape. Several wooden terraces have been created to enjoy the scenery and shifting light throughout the day. More than a property, this is a home infused with meaning — a place of inspiration, creation, and quiet elegance.

This property is offered to you by Emma MARTIN, Luxury Real Estate Consultant (RSAC 522 318 312)

Sale price: 3,900,000 euros Hai (fees included and at seller's expense).

DPE: C (121) GHG: A (4)

Estimated annual consumption between 3020 euros and 4150 euros

The information on the risks (natural, mining, technological) to which this property is exposed are available on the Géorisques site: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	500.0 m <sup>2</sup>	Taxe foncière :	€4.00
NB de pièces :	8 rooms				

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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)

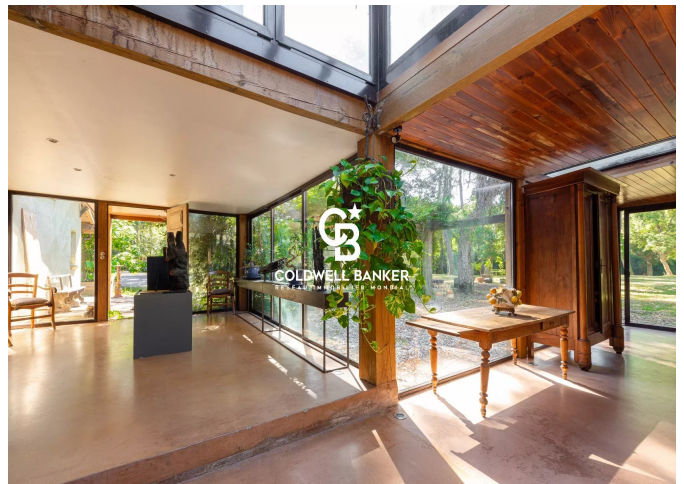
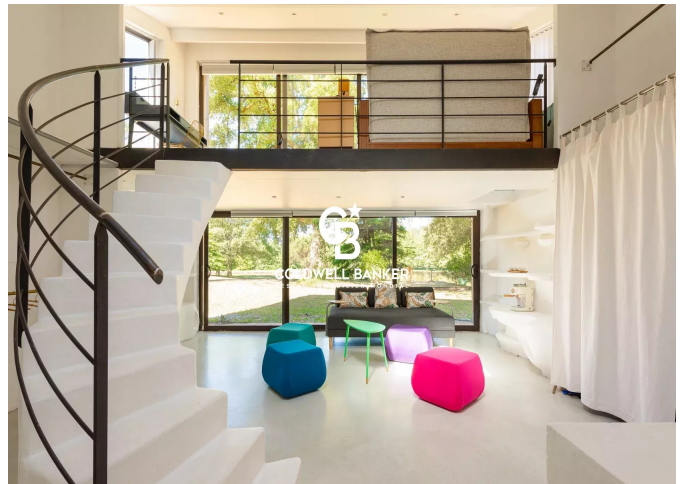
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 121

Indice d'émission de gaz à effet de serre (GES) : A 4



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