



Villa

HOSSEGOR (40)

1 260 000 €\*

\* Agency fees to be paid by the seller



210 m<sup>2</sup>



6 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Located 2 minutes from the motorway and 7 minutes from Soorts Hossegor, this superb atypical villa from the 1950s, completely renovated, has a living area of approximately 210 m<sup>2</sup>.

Organized on two levels, the entrance distributes a beautiful fully equipped living room (billiards, superb corner sofa, various antique objects) furniture combining refinement and originality of the decoration, a laundry room, a separate WC.

A fully equipped independent kitchen with an indoor/outdoor living area thanks to its bay windows, very beautiful quality materials and furniture, a favorite room with its revisited XXL workbench, a unique place allowing you to receive your guests in complete privacy, pantry adjoining, a separate toilet.

A superb old door leads you to the parental suite, dressing room, a double washbasin bathroom, a separate toilet and laundry room.

A custom staircase, a mix of wrought iron and precious wood leads you upstairs.

A first bedroom with storage, a shower room with WC, an extra bedroom, a master suite with storage, WC, shower room, a superb balcony overlooking the swimming pool.

On the outside, a superb pine terrace borders the swimming pool (salt), a bar equipped with WC and shower, a bowling alley enhances this exceptional property. A second terrace with equipped summer kitchen, outdoor tables, bar atmosphere, stamped concrete floor. The villa is under home automation, reversible air conditioning, automatic watering, automatic gate, two indoor parking spaces. Ideal comfort for this fully renovated villa, 2 mins from the Capbreton motorway, 25 mins from Biarritz airport, 5 mins from the ocean. Les honoraires sont à la charge du vendeur.

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).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 832508

Property type ..... Villa

Year of construction ..... 1950

Exposure ..... S-W

View ..... Vue Panoramique, sur Jardin, sur Piscine

Furnished ..... Yes

### SURFACES

Living space ..... 210 m²

Land surface ..... 898 m²

### COMPOSITION

Number of rooms ..... 6

Number of bedrooms ..... 4

Toilets count ..... 5

Washrooms ..... 3

Balcony ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 93

GES ..... 2

### APPENDIX

Parking ..... extérieur

Parking space ..... 2

Videophone ..... Non

### SERVICES

Air conditioning ..... Yes

Heater ..... climatisation réversible

Heater ..... pompe à chaleur

Kitchen ..... aménagée

Swimming-pool ..... Yes



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