

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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HENDAYE, SUPERB HOUSE WITH SEA VIEW

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SELLING PRICE : €2,490,000

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278, Avenue du Touring Club  
40150 Hossegor

Camino Kalea, 1  
20004 San Sebastián

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## DESCRIPTION

In a quiet environment with shops and the beach on foot, magnificent neo-Basque villa from the 1920s located in a dominant position with a view of the sea and the Hendaye beach district.

Completely renovated in 2017 with quality materials and great taste, you will find on the ground floor a very beautiful patio which opens onto an elegant reception room with fireplace, a second living room from where you will be won over by the view on the garden and the sea in the background. A large equipped kitchen-dining room with a beautiful view and which, like the living room, opens onto a very beautiful passageway which brings an undeniable charm to the whole.

On this same level, two bedrooms with double exposure including a large master suite of 30 sq.m. including dressing room and private shower room-wc with sea view.

Upstairs, a landing/reading lounge, two beautiful bedrooms with dressing rooms, shower room-wc, one with a sea view and the other with a view of the garden and patio, attic space with a surface area of more than 130 m<sup>2</sup> of which approximately 47 sq.m. could be converted.

On the garden level, you will find a small living room opening onto the garden and the swimming pool, a bedroom, a bathroom-wc. This floor has independent access. On this same level, two large storage rooms (38 m<sup>2</sup>), the house's boiler room, two cellars and the garage. Very well insulated and classified house, DPE B.

The whole on a plot of 2105 sq.m. including the beautiful garden with trees sheltered from view and the heated swimming pool will end up seducing you, you will fall in love with this exceptional property.

# FEATURES

Type de bien:	House	Surface:	266.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	-
NB de chambres:	5 bedrooms	Honoraire à la charge:	from the seller		

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)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : B 86kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : A kg CO<sub>2</sub>/m<sup>2</sup>.an

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