

BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

”

HOSSEGOR, HOUSE NEAR THE GOLF COURSE



SELLING PRICE : €1,450,000

EMAIL : HOSSEGOR@BARNES-INTERNATIONAL.COM

2, place Bellevue
64200 Biarritz



PHONE : +33558717714
hossegor@barnes-international.com

23, Boulevard Victor Hugo
64500 Saint-Jean-de-Luz

278, Avenue du Touring Club
40150 Hossegor

Camino Kalea, 1
20004 San Sebastián

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DESCRIPTION

Tucked away in a peaceful neighborhood near Hossegor's renowned golf course, this elegant 140 m² home is nestled within a 1375 m² garden, surrounded by mature trees and vibrant blooms.

The ground floor offers an inviting L-shaped living area complemented by a semi-open kitchen, along with a private en-suite bedroom featuring its own shower room and restroom. Upstairs, two additional bedrooms await, each with their own washroom, along with cleverly utilized storage spaces beneath the eaves and a separate toilette.

Additional features include a functional laundry room and an attached garage.

The secluded garden, with no neighboring views, presents the possibility for a pool and includes a 70 m² outbuilding at the rear, offering further potential for personalized use.

FEATURES

Type de bien:	House	Surface:	140.0 m ²	Terrain:	1375.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,701.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	3 bedrooms	Honoraire à la charge:	to the buyer		

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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 201kWh/m².year

Indice d'émission de gaz à effet de serre (GES) : E kg CO₂/m².an

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