

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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SEIGNOSSE, CHARMING CALIFORNIAN WITH VIEWS OF THE PYRENEES

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SELLING PRICE : €1,272,000

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278, Avenue du Touring Club  
40150 Hossegor

Camino Kalea, 1  
20004 San Sebastián

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## DESCRIPTION

Experience the charm of this beautifully renovated 120m<sup>2</sup> home, reminiscent of the classic 1960s California beach houses. The open-plan kitchen seamlessly connects to a spacious living room with a wood-burning stove, leading to a terrace with stunning southern views of the Pyrenees.

The north side of the home features a comfortable guest bedroom with an en-suite shower and a master suite that includes a large dressing room and an Italian shower. The master suite opens onto a private terrace with a Jacuzzi and sauna.

Adjacent to the main house is a 45m<sup>2</sup> guest home with a bedroom, a compact kitchen, a living area, and a shower. Both homes are equipped with reversible heating and air conditioning for year-round comfort.

The property includes two parking places and the possibility of adding a swimming pool. Surrounded by mature hardwoods and peaceful nature, this home is an ideal weekend retreat.

# FEATURES

Type de bien:	House	Surface:	120.0 m <sup>2</sup>	Terrain:	1276.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : B 103kWh/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

Estimated amount of annual energy expenditure for standard use:  
entre \$750.00 et \$1,050.00

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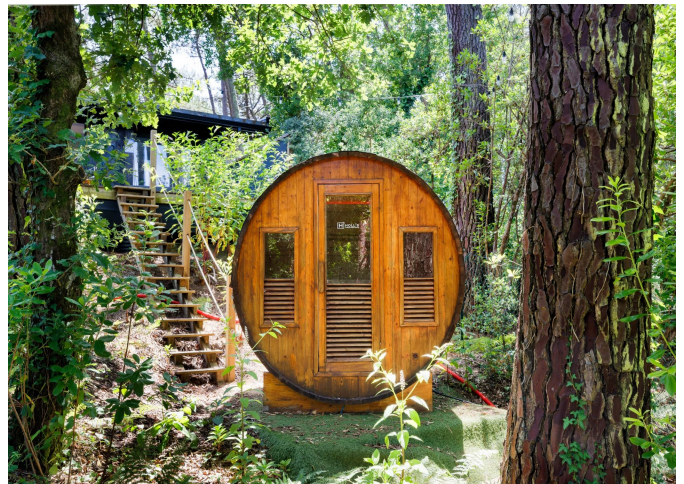
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