

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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SEIGNOSSE, SERENE LUXURY LIVING

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SELLING PRICE : €2,625,000

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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

Experience timeless elegance in this exquisitely renovated 200m<sup>2</sup> home, offering four bedrooms and three bathrooms, designed with meticulous attention to detail. The main floor welcomes you with an expansive open-plan kitchen that seamlessly extends to a covered terrace, perfect for alfresco dining. The south-facing living room, adorned with a charming fireplace, presents breathtaking vistas of a 3000m<sup>2</sup> garden and the distant Pyrenees. This level also includes a bedroom, a bathroom, and a cloakroom.

Descending to the ground floor, you will find a spacious master suite complete with an en-suite bathroom, two additional bedrooms with a shared bathroom, a laundry room, and a home fitness area. Each room boasts serene views of the lush garden and the inviting swimming area.

The property is equipped with an eco-friendly heating system, ensuring warmth and sustainability throughout the home. The plumbing is seamlessly integrated into the community's collective system, offering convenience and efficiency.

The outdoor amenities include a luxurious heated pool, a barbecue area, and a cozy firepit, perfect for entertaining and relaxation. The property also features a 65m<sup>2</sup> garage and additional parking spaces. Interior spaces offer the flexibility to be customized to your personal taste, allowing you to create your dream living environment.

The estate offers a calm environment a short walk to shops and restaurants, and a 5 minute drive to the golf course and the beach. Eco friendly heating, collective sewage. A rare property indeed.

# FEATURES

Type de bien:	House	Surface:	200.0 m <sup>2</sup>	Terrain:	3009.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	4 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 88kWh/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 \$820.00 et \$1,160.00

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