

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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SEIGNOSSE, EXQUISITE ESTATE NEAR BEACH AND COMMERCE

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SELLING PRICE : €3,990,000

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EMAIL : [HOSSEGOR@BARNES-INTERNATIONAL.COM](mailto:HOSSEGOR@BARNES-INTERNATIONAL.COM)

2, place Bellevue  
64200 Biarritz



PHONE : +33558717714  
[hossegor@barnes-international.com](mailto: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

Discover an exquisite two-hectare estate, a serene retreat just moments from commerce and the beach, offering unparalleled privacy and tranquility.

### Main Residence:

- A majestic tree-lined private entry leads to the main house, boasting 160m<sup>2</sup> of elegant living space with 4 bedrooms and 3 bathrooms.
- Fully retractable bay windows seamlessly connect the open-plan living, dining, and kitchen areas to breathtaking views of the lake on one side, and a stunning terrace, summer kitchen, and pool area on the other.

### Additional Features:

- Three 32m<sup>2</sup> annexes, ideal for equipment storage...
- A spacious 30m<sup>2</sup> garage and a large carport accommodating multiple vehicles.
- The estate's grounds are perfect for self-sustained agriculture and horses, surrounded by tree-lined hectares.

### \*\*Amenities:\*\*

- Reversible heating and cooling systems ensure year-round comfort.
- Secure electric gate and blinds for added peace of mind.
- Heated 10m x 3m swimming pool, various garden sheds, and a water source with well.

### Nature Lover's Paradise:

- The property is encircled by a naturally protected area that cannot be developed, offering abundant wildlife watching opportunities.

Escape the stress and bustle of city life and indulge in the ultimate luxury and serenity. This estate is your perfect getaway.

# FEATURES

|                 |            |                          |                      |                |                        |
|-----------------|------------|--------------------------|----------------------|----------------|------------------------|
| Type de bien:   | House      | Surface:                 | 200.0 m <sup>2</sup> | Terrain:       | 20000.0 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: | 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) : ? Not specified

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

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