

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

”

SEIGNOSSE, PROPERTY WITH PYRENEES VIEWS AND GUEST HOUSES

---



SELLING PRICE : €3,675,000

---

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

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

## DESCRIPTION

This fully renovated 200 sqm house offers four bedrooms and three bathrooms, providing a perfect blend of comfort and elegance.

The ground floor welcomes you with a spacious open-plan kitchen that extends to a covered terrace, ideal for al fresco dining. The south-facing living room, complete with a fireplace, offers stunning views of the Pyrenees and the garden. This level also includes a bedroom, a bathroom, and a dressing room.

Descending to the garden level, you will discover a generous master suite with an en-suite bathroom, two additional bedrooms with a shared bathroom, a laundry room, and a gym. The interior spaces can be customized to your taste, allowing you to create your ideal living environment.

The renovated 120 sqm annex features an open-plan kitchen leading to a bright living room with a wood-burning stove, opening onto a terrace with breathtaking views of the Pyrenees. The north side of this annex includes a guest bedroom with an en-suite shower and a master suite with a large dressing room and a walk-in shower. The master suite opens onto a private terrace with a jacuzzi and sauna.

Adjacent to the annex, a 45 sqm guest house offers a living room/office, a kitchen, a bedroom, and a shower room.

Both the annex and the guest house are equipped with reversible heating and air conditioning, ensuring comfort throughout the year.

The property also features a heated pool, a barbecue area, and a fire pit, perfect for entertaining and relaxation. Additionally, there is a 65 sqm garage and extra parking spaces available.

Located in a tranquil environment, this property is just a short walk from shops and restaurants, and only a 5-minute drive from the golf course and the beach.

# FEATURES

Type de bien:	House	Surface:	365.0 m <sup>2</sup>	Terrain:	4285.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	11 rooms
NB de chambres:	7 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

---

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

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE



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