

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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LEYORRA - HOUSE IN GUETHARY FOR 8 ADULTS AND 2/4 KIDS, POOL

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SELLING PRICE : Contact us

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SOLE AGENCY

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278, Avenue du Touring Club  
40150 Hossegor

Camino Kalea, 1  
20004 San Sebastián

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## DESCRIPTION

In the heart of the village, close to the fronton and the Café de Madrid, Villa LEYORRA is the ideal place for a family stay and walking distance.

### THE LIVING SPACE

As soon as you enter, you will be seduced by the unique universe of this 156m<sup>2</sup> house, entirely renovated in 2020 with quality services, offering a trendy and warm atmosphere.

The living space on the ground floor consists of a beautiful, bright living room with adjoining kitchen, opening onto the garden. The living area has large sofas facing the garden (with the added bonus of a nice TV screen), a dining area with a table for up to 10 guests, and a carefully equipped kitchen.

### THE ROOMS

On the ground floor, you will find a double bedroom (bed 160) overlooking the green garden, with its pretty en-suite shower room, and a guest toilet. A second bedroom is also available on the same level, with its shower room, a laundry area, as well as a playroom/TV room designed for children.

On the first floor, enjoy a beautiful night space with a large master bedroom (bed 180) and its private shower room, as well as a second double bedroom (bed 160) with open shower room and toilet.

Finally, the fifth bedroom, located under the roof, has been ideally designed for children with two pull-out beds (90x190), which can be adjusted thanks to their drawers to add two additional children's beds (80x180), and a bathroom adapted to their size.

## THE “PLUS”

The pretty garden furniture, accompanied by a Forge Adour plancha, will allow you to enjoy the naturally shaded exterior.

A heated swimming pool (currently under construction) will also be available from June 2022 in the garden.

## PARKING

You can park 1 or 2 vehicles in the driveway in front of the house, as well as a third vehicle in the street in front of the house gate.

## NEARBY

The house is located in a residential area known for its calm.

Close to the heart of the village, you will find the most popular bars and restaurants of Guéthary: the Madrid and the Bar Basque at 500 meters. The beaches are 10 minutes walking.

# FEATURES

Type de bien:	House	Surface:	156.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	-	Honoraire à la charge:	-		

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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