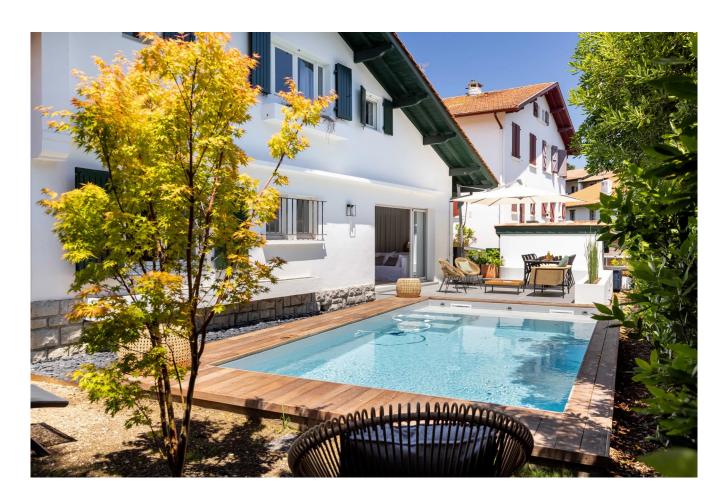


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LEYORRA - HOUSE IN GUETHARY FOR 8 ADULTS AND 2/4 KIDS, POOL



SELLING PRICE: Contact us

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SOLE AGENCY

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PHONE: 05 59 51 00 08 saintjeandeluz@barnes-international.com



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 156m2 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 ²	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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : ? Not specified

Indice d'émission de gaz à effet de serre (GES) : ? kg CO2/m².an

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