

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

”

SOORTS-HOSSEGOR, FULLY RENOVATED HOUSE WITH UNOBSTRUCTED  
VIEWS OF PYRÉNÉES

---



SELLING PRICE : €1,695,000

---

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

Artfully renovated in 2023 to exacting standards, this 200 m<sup>2</sup> residence unveils an expansive open-plan living area that seamlessly merges with the kitchen. This space flows effortlessly onto a south-facing terrace, offering an unobstructed view of the countryside and distant Pyrenees.

The home presents a spacious master suite on the ground floor and three additional bedrooms with two bathrooms on the upper level.

Also included is a separate 60m<sup>2</sup> guest apartment with a cozy living room and integrated kitchen on the ground floor, along with a charming bedroom and bathroom on the upper floor, providing pleasant bucolic views. Local amenities are within comfortable walking distance, while the beach and golf course are just a short drive or bike ride away. The 1000 m<sup>2</sup> offers privacy and the possibility of a pool (with an existing and valid permit).

# FEATURES

Type de bien:	House	Surface:	260.0 m <sup>2</sup>	Terrain:	1078.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 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

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