

BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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MÉES : MODERN SERENITY: EXCLUSIVE SINGLE-STOREY HAVEN WITH PRISTINE GARDEN & GUEST HOUSE



SELLING PRICE : €1,290,000

EMAIL : HOSSEGOR@BARNES-INTERNATIONAL.COM

2, place Bellevue
64200 Biarritz



PHONE : +33558717714
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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 a stunning contemporary single-storey sanctuary, covering 324m², impeccably crafted in 2022. Its design is a harmonious blend of spacious open areas drenched in sunlight, perfectly integrating indoor and outdoor living for a seamless experience. At the heart of the home, an open-plan living and dining space is complemented by a state-of-the-art modern kitchen, ideal for both grand entertaining and cosy moments. Four luxurious bedrooms, each with its own en-suite, provide privacy and autonomy, while an inviting guest house, connected through a covered terrace, encourages social interaction and hospitality.

Enclosed within an expansive 5,028m² private garden and adjoining untouched woodland, peace and privacy are guaranteed. Top-tier amenities feature a heated swimming pool, a garage for one car, a carport for two vehicles, and ample outdoor parking capable of accommodating up to 10 vehicles, all secured by a private entrance. Situated just 25 minutes from the fashionable beaches of Hossegor and with easy access to main motorways and the Dax TGV station, this property is a unique find offering the pinnacle of luxury and convenience.

FEATURES

Type de bien:	House	Surface:	324.0 m ²	Terrain:	5080.0 m ²
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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A 54kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,070.00 et \$1,490.00

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