

BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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SAINT JEAN DE LUZ, SUPERB VILLA CLOSE TO THE OCEAN



SELLING PRICE : €1,990,000

EMAIL : SAINTJEANDELUZ@BARNES-INTERNATIONAL.COM

2, place Bellevue
64200 Biarritz



PHONE : +3359510008
saintjeandeluz@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

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DESCRIPTION

Located in the Erromardie district, close to the ocean, superb villa around 220 sq.m. built in 2014. On a 584 sq.m. plot with swimming pool and sunroof, it comprises, on the first level, a beautiful living room with fireplace and access to several terraces offering a sea view, and a fully equipped open kitchen. On the garden level, a bedroom with adjoining shower room, dressing room, two bedrooms and a shower room. A studio with fitted kitchen, bedroom and shower room, complete with entrance and independent 24 m² terrace. A large garage and a 117 sq.m. workshop complete this property. Rare property in a quiet location.

FEATURES

Type de bien:	House	Surface:	220.0 m ²	Terrain:	584.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	from the seller		

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 52kWh/m².year

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

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