

BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

”

SEIGNOSSE, VILLA CLOSE TO THE BEACH WITH SWIMMING POOL



SELLING PRICE : €2,950,000

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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

If cars were houses this house would be a Tesla Model S Plaid Caviar... To the untrained eye the home is very elegant and optimised for open plan California-styled living, but on the inside it is an ecological and technological wonder. Twenty times more energy efficient than most new houses, this home offers the possibility to be fully off-grid with a combination of solar power and high-tech batteries. Technologically, the house offers complete remote control of the home including security, energy systems, and even home appliances. This home is a must-visit for any forward thinking, ecologically minded buyers looking for an easily manageable vacation home near the beach!

Quietly nestled just a few steps away from the beaches, this charming 300 m² villa has been entirely renovated with high-quality materials. Spread across 3 levels, it offers a living area that opens up to the outdoors, 2 bedrooms each with their own en-suite shower rooms, a dormitory with 4 sleeping spaces, a master suite with a bathroom and dressing room, as well as a study. An additional apartment, located on the garden level, consists of a living area, a bedroom, a shower room, and a lovely terrace. All of this is set within a 970 m² garden featuring a heated pool and a spacious 145 m² terrace. Summer kitchen, sauna and wine cellar.

FEATURES

Type de bien:	House	Surface:	183.0 m ²	Terrain:	971.0 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 67kWh/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 \$570.00 et \$850.00

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