

BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

”

SEIGNOSE, GOLFSIDE HAVEN



SELLING PRICE : €3,940,000

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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

Located on the Seignosse golf course, this contemporary Californian-style home spans 200 m² and is poised in a commanding position with breathtaking, panoramic views of the sea, forest, and mountains. Constructed with high-quality materials, this home features expansive spaces and radiant natural light throughout the day, all set within a tranquil setting. The residence also boasts a large, south-facing wooden deck with a swimming pool and a secluded, beautifully landscaped garden.

On the first floor, there is a spacious living area including a lounge with a fireplace, a dining area, and a large fitted kitchen, all leading to a substantial wooden terrace on one side and to the garden on the other. An office space, a luxurious bedroom with an en-suite shower room and a walk-in closet, and a toilet.

On the lower floor, find two elegant bedrooms that open onto the wooden terrace and swimming pool. This floor also includes a shower room, a toilet, and an independent studio equipped with a bedroom, its own shower room, and separate toilet.

On the ground floor, a generous garage space is available.

FEATURES

Type de bien:	House	Surface:	200.0 m ²	Terrain:	1559.0 m ²
Charges:	-	Périodicité des charges:	€0.00	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:	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) : C 149kWh/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 \$1,605.00 et \$2,171.00

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