

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

”

URRUGNE, CLOSE TO SAINT JEAN DE LUZ, CONTEMPORARY HOME WITH BAY VIEW

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SELLING PRICE : €2,100,000

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EMAIL : [SAINTJEANDELUZ@BARNES-INTERNATIONAL.COM](mailto:SAINTJEANDELUZ@BARNES-INTERNATIONAL.COM)

SOLE AGENCY

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2, place Bellevue  
64200 Biarritz



PHONE : +33559510008  
[saintjeandeluz@barnes-international.com](mailto: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

Urrugne, near Saint-Jean-de-Luz, contemporary house offering a dominant view of the basque views. The house also opens onto the bay of Saint-Jean.

With a surface area of approximately 240 m<sup>2</sup> on a plot of 1800 m<sup>2</sup>, this house, completely renovated in 2023, has 6 bedrooms for 5 bathrooms/shower rooms and a large living room with double view opening onto the swimming pool. A beautiful terrace and a flat garden give this property rare qualities.

# FEATURES

|                 |            |                          |                      |                |          |
|-----------------|------------|--------------------------|----------------------|----------------|----------|
| Type de bien:   | House      | Surface:                 | 240.0 m <sup>2</sup> | Terrain:       | -        |
| Charges:        | -          | Périodicité des charges: | -                    | Ascenseur:     | -        |
| Piscine:        | -          | Nombre de lots:          | -                    | Taxe foncière: | -        |
| Parking:        | -          | Compléments de loyer:    | -                    | NB de pièces:  | 10 rooms |
| NB de chambres: | 6 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

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