

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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FROM 829 € TO 2 343 € / NIGHT

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64200 BIARRITZ



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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
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## DESCRIPTION

The PALME villa all dressed in wood and enjoying an exceptional view of the Château d'Ibarriz and La Rhune is the perfect place to spend a holiday on the Basque Coast. Located in a calm and green environment, near the beaches of Biarritz, this house with a Californian atmosphere is composed of 6 bedrooms, 5 bathrooms, a home cinema, a yoga room, a heated swimming pool and a garden of 300m<sup>2</sup>. **THE LIVING SPACE** Covering an area of 400m<sup>2</sup>, the villa has a modern interior design and all the necessary comforts for a relaxing holiday in Biarritz. On the ground floor, the 130m<sup>2</sup> living room offers a children's play area, a large living-dining room with fireplace and an open-plan kitchen opening onto an outdoor wooden terrace where you can have your breakfast. A laundry area and a storage room for surfboards and bicycles are also at your disposal. Upstairs you will have access to a magnificent wooden roof top terrace (unsecured, without railing) from which you can admire the ocean. Access is strictly prohibited for children through a locked door. On the ground floor (level -1), you will find a yoga room equipped with 8 mats, a large storage room for toys or pool accessories open to the garden as well as a home cinema with Apple TV, Netflix, Amazon prime and MyCANAL. Outside, you will enjoy a pergola area for relaxing, outdoor wooden sofas for an aperitif and an 8mx3.5m heated swimming pool with outdoor shower. A kitchen area has also been fitted out for sunny days with a pizza oven, a Weber charcoal barbecue, a professional plancha and a large stainless steel worktop. **THE BEDROOMS** The villa is made up of 6 bedrooms and 5 bathrooms. On the ground floor, you will find a first bedroom with a Queensize bed, a shower room, toilets and a second bedroom opening onto an outdoor patio equipped with a Queensize bed, a shower room and air conditioning. The other 4 bedrooms are built around an upstairs patio. You will find a parental suite with a Kingsize bed, a bathroom, toilets and air conditioning; a second parental suite with a Kingsize bed (convertible into 2 single beds), a cot, an en-suite shower room and air conditioning; a double bedroom with a Kingsize bed and air conditioning and a bedroom with bunk beds and a pull out bed for 3 children with air conditioning. These last 2 bedrooms share a bathroom with a bathtub and toilet. **THE "PLUS"** Take advantage of the home cinema for your popcorn movie nights or the yoga room to relax or do some exercise. **PARKING** You can park 2 vehicles in front of the outdoor garage, one vehicle in the indoor driveway and you will also find free parking on the street. **NEARBY** La Milady and Marbella beaches are respectively 800m and 600m from the villa, and the famous Côte des Basques is just 1.5km away. You can reach Biarritz city center and its many shops and restaurants in 7 minutes by car. To do your shopping, you will find a greengrocer, a bakery and a fishmonger just 600m away.

## CARACTÉRISTIQUES

Property Type :	House	Living area :	400 m <sup>2</sup>	Number of bathrooms :	5
Bedrooms :	6	Number of travelers :	13	Parking :	Yes

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