COLDWELL BANKER
EUROPA REALTY

House Ondres 160 m²




SALE PRICE : 950 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

844 avenue du Touring Club
France, 40150, Soorts-Hossegor

PHONE : +33558973985
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## DESCRIPTION

EXCLUSIVE LISTING – ONDRES – ARCHITECT-DESIGNED VILLA WITH LAKE VIEWS, 5,000 SQM GROUNDS, SWIMMING POOL AND GARAGE

On the outskirts of Bayonne, Anglet and Biarritz, just a few minutes from the beaches of Ondres, this architect-designed villa enjoys an exceptionally peaceful and privileged natural setting. Offering beautiful views over the lake and set within 5,000 sqm of landscaped grounds, the property boasts a truly unique living environment.

The ground floor features an entrance hall, a spacious and light-filled living area with a welcoming fireplace, a fully fitted and equipped kitchen, a first bedroom with its own shower room, and a utility room. An adjoining 40 sqm garage completes this part of the property.

Upstairs, a landing leads to two bedrooms, including a spacious bedroom with a balcony overlooking the lake and an en-suite bathroom, as well as a second bedroom with its own shower room.

Outside, the property extends around an intimate swimming pool area with a pool house, providing the perfect setting to enjoy the surrounding natural environment. A traditional Basque pelota court further enhances the distinctive character of this property.

This villa is exclusively listed by Yoann BARCOS, Prestige Real Estate Consultant (RSAC 940 936 225).

Asking price: €950,000, agency fees included, payable by the seller.

Energy Performance Rating: D (178)
Greenhouse Gas Emissions: D (37)
Estimated annual energy costs: between €2,820 and €3,880.

Information regarding the natural, mining and technological risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 160.0 m² | Number of rooms: | 5 rooms |

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 178

Greenhouse gas emissions (GHG) index: D 37

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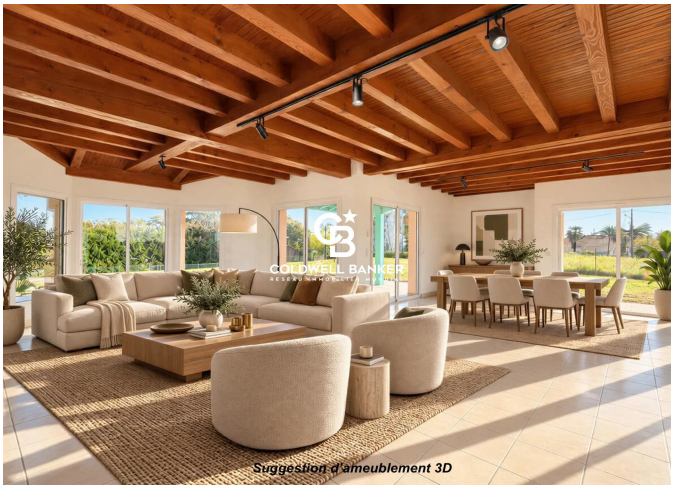
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