COLDWELL BANKER
EUROPA REALTY

House Saint-Martin-de-Seignanx 700 m²



SALE PRICE : 3 990 000 €

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France, 40150, Soorts-Hossegor

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DESCRIPTION

SAINT-MARTIN-DE-SEIGNANX, NEAR BAYONNE – PRESTIGIOUS 7.6-HECTARE ESTATE WITH ARCHITECT-DESIGNED RESIDENCE AND PANORAMIC PYRENEES VIEWS

Within an unspoilt natural setting, approximately 15 minutes from the Atlantic coastline and ideally positioned between Biarritz and Hossegor, this remarkable 7.6-hectare private estate offers an exceptional level of space, privacy and exclusivity, complemented by sweeping views across the Pyrenean mountain range.

Set in an elevated position, the architect-designed residence is distinguished by its distinctive architectural expression, impressive proportions and seamless connection with the surrounding landscape. At its heart, an outstanding 146 m² reception room opens onto several terraces through expansive glazed elevations, creating a remarkable setting for entertaining while taking in the panoramic mountain views.

The private quarters comprise six bedrooms, each enjoying a peaceful outlook over the landscaped grounds and surrounding countryside. With its generous volumes and privileged setting, the property offers an exceptional primary or secondary residence, while also presenting potential for a bespoke luxury hospitality project, subject to the relevant authorisations.

The grounds feature a swimming pool and a private tennis court, set within an extensive estate that ensures a rare sense of seclusion. The scale of the property allows its future owners to enjoy a genuinely private environment, surrounded by nature yet within convenient reach of the renowned destinations of the Basque Coast and the southern Landes.

An independent guest house provides additional accommodation for family and guests, offering further flexibility while preserving the privacy of the main residence.

Nine garages, a basement and extensive storage facilities complete this distinctive property, whose scale, setting and amenities make it a rare offering in the regional luxury real estate market.

This exceptional property is presented by Yoann BARCOS, Luxury Real Estate Consultant (RSAC 940 936 225).

Asking price: €3,990,000, agency fees included, comprising €190,000 in agency fees payable by the buyer (5% incl. VAT).
Net seller price: €3,800,000.

Performances énergétiques :
- DPE : E (229 kWh/m²/an)
- Emissions de gaz à effet de serre : E (63 kg CO2/m²/an)

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

Property type:	House	Area:	700.0 m²	Number of rooms:	10 rooms
Number of bedrooms:	8 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 229

Greenhouse gas emissions (GHG) index: E 63

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