COLDWELL BANKER
EUROPA REALTY

House Arcangues 200 m²



SALE PRICE : 1 590 000 €

EMAIL : MAICA.DESORMIERE@COLDWELLBANKER.FR

EXCLUSIVITY

1 Rue du faucigny
France, 74100, Annemasse

PHONE : +33450841107
maica.desormiere@coldwellbanker.fr

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DESCRIPTION

What if your vacation in the Basque Country never had to end?
Located just 4 minutes from the Arcangues Golf Course and its local shop, and 10 minutes from the train station, this property is also within 15 minutes of Biarritz city center, the beaches, and the airport.
I am delighted to present this beautifully modernized Basque home, set within a meticulously maintained 6,500 m² park-like garden bordered by magnificent trees. The property offers total privacy and serves as a true haven of peace, completely secluded from neighbors.

The house of 200 m2 is laid out over two levels. The ground floor features a vast living room with a soaring cathedral ceiling, enhanced by exposed beams and a contemporary fireplace. Large picture windows offer an unobstructed view of the grounds and the spacious terrace, creating a seamless connection with nature. The modern, fully equipped kitchen is separate from the living area and adjoins a laundry room. An office—which could easily serve as an additional bedroom—offers a stunning view of the garden, providing an ideal, quiet environment for work. Two spacious bedrooms with built-in closets and a large shower room complete this level.

Upstairs, two large, light-filled bedrooms share a spacious shower room, ensuring comfort for everyone. Custom storage closets have been installed in the hallway, and each bedroom is equipped with air conditioning.

A practical, well-designed basement provides valuable storage space. Outside, a 46 m² double garage offers easy parking for two large vehicles and extra equipment. The heated swimming pool and accompanying pool house—complete with a toilet and shower—invite relaxation and socializing, while a small adjoining chalet with a vegetable garden adds a charming, rustic touch for nature lovers. This chalet could also serve as a separate home office. The entire property is secured by an electric gate, with a driveway leading to the house entrance. A spring water collection system complements the property, blending harmoniously with its natural surroundings.

Fully renovated between 2021 and 2024—both inside and out—this home combines modernity, comfort, and eco-friendliness with high-quality materials. It is being sold partially furnished and is ready for immediate occupancy, requiring no further work.

This is a rare gem offering an incomparable quality of life, where every detail has been carefully considered to blend comfort, beauty, and serenity.

House for sale in Arcangues, house with large grounds near Biarritz, holiday home, buying a house, Arcangues real estate, Basque Country real estate, Basque-style house.

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FEATURES

Property type:	House	Area:	200.0 m²	Property tax:	€1.00
Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms		

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): C 159

Greenhouse gas emissions (GHG) index: C 23

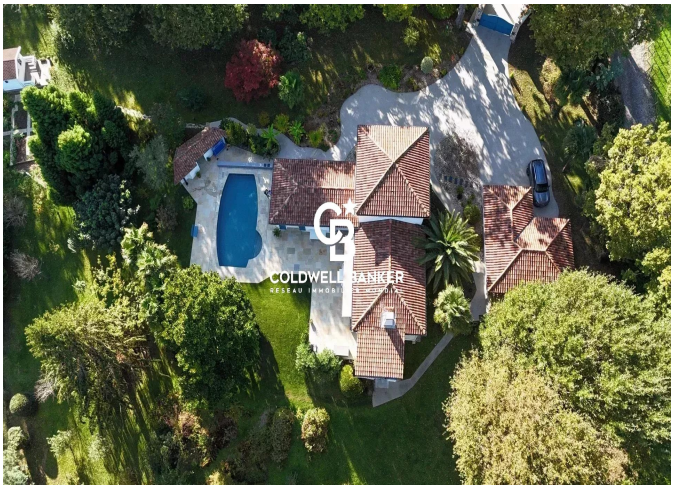
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