COLDWELL BANKER
EUROPA REALTY

House Bayonne 256 m²



SALE PRICE : 1 370 000 €

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DESCRIPTION

SAINT-MARTIN-DE-SEIGNANX – ELEGANT ESTATE SET ON 12,672 SQM OF LAND
Nestled within a vast and secluded green setting, this exceptional manor house offering 256.48 sqm of living space (369 sqm of total floor area) is a truly confidential address, reserved for connoisseurs of rare and distinguished properties. Set within a beautifully landscaped 12,672 sqm park, it offers a privileged lifestyle combining elegance, nature, and absolute privacy.
Meticulously redesigned throughout, the property masterfully blends the authentic character of period architecture with high-end contemporary features, creating a warm, refined, and timeless atmosphere.
The reception areas impress with their generous volumes and abundant natural light. The spacious and open living room flows seamlessly into a designer kitchen with refined finishes, conceived as a true space for entertaining, and extended by an elegant dining area. A discreet and functional laundry room completes this level.
The first floor is dedicated to an elegant sleeping area. The master suite, a true private retreat, features a sleek bathroom with walk-in shower, a spacious walk-in dressing room, and a light-filled bedroom. Two additional bedrooms with comfortable proportions, along with a bathroom, complete this level.
The top floor offers approximately 100 sqm to be fitted out according to your wishes, allowing endless possibilities: wellness area, home cinema, executive office, or artist's studio.
Outdoors, the carefully maintained wooded park surrounds the property with a peaceful and preserved atmosphere. The swimming pool, ideally positioned facing the forest, enhances this sense of serenity. A carport provides parking for several vehicles.
The property is equipped with high-performance technical installations ensuring optimal thermal comfort and energy efficiency, including air-to-water and air-to-air heat pumps, a thermodynamic water heater, and photovoltaic panels.
A confidential residence designed for a discerning clientele seeking a unique, elegant, and timeless living environment.
This property is offered exclusively by Yoann BARCOS, Luxury Real Estate Consultant (RSAC 940 936 225).
Sale price: €1,370,000
Agency fees payable by the seller.
Energy performance:
Energy rating (DPE): B (90 kWh/sqm/year)
Greenhouse gas emissions: A (3 kg CO_2/sqm/year)
Estimated annual energy costs: between €1,920 and €2,650
Information on potential risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr
Discover our full portfolio at hossegor.immoba.fr

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FEATURES

Property type:	House	Area:	256.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 74

Greenhouse gas emissions (GHG) index: A 3

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