COLDWELL BANKER
EUROPA REALTY

House Bayonne 259 m²



SALE PRICE : 1 369 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

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

PHONE : +33558973985
surfinrealty@coldwellbanker.fr

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DESCRIPTION

Exclusive to Coldwell Banker Surfin' Realty

Set within a preserved natural environment, sheltered from any form of disturbance, this magnificent estate invites you to experience a rare and authentic lifestyle. Nestled in the heart of a beautifully landscaped 2.7-hectare park, it offers an exceptional living environment just 15 minutes from the beaches and the centre of Bayonne.

From the moment you enter, the villa impresses with its generous proportions and abundant natural light, thanks to its ideal orientation ensuring sunlight throughout the day. The reception areas have been designed for convivial gatherings, while the night quarters comprise six bedrooms and a study, including a spacious principal suite.

Outdoors, the enchantment continues: a majestic 18x8-metre swimming pool, a professional-grade summer kitchen, multiple secluded terraces, a meticulously planted garden, exterior facilities, and a pétanque court all come together to complete this exceptional property.

A large parking area further enhances the appeal of this outstanding residence.

This property is offered exclusively by Yoann BARCOS, Prestige Property Consultant (RSAC 940 936 225).

Asking price: €1,369,000, agency fees included and payable by the vendor.

EPC rating: C (128)
GHG emissions: C (27)
Estimated annual energy costs: between €3,230 and €4,430.

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FEATURES

Property type:	House	Area:	259.0 m²	Number of rooms:	8 rooms

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

ENERGY PERFORMANCE DIAGNOSIS

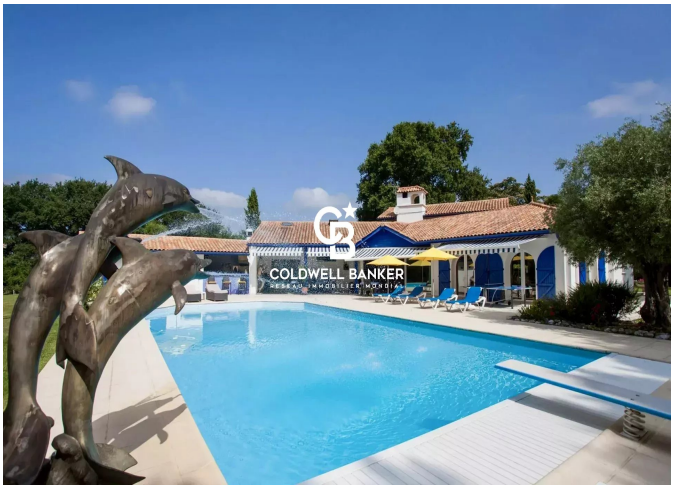
Energy performance diagnosis (EPD): C 128

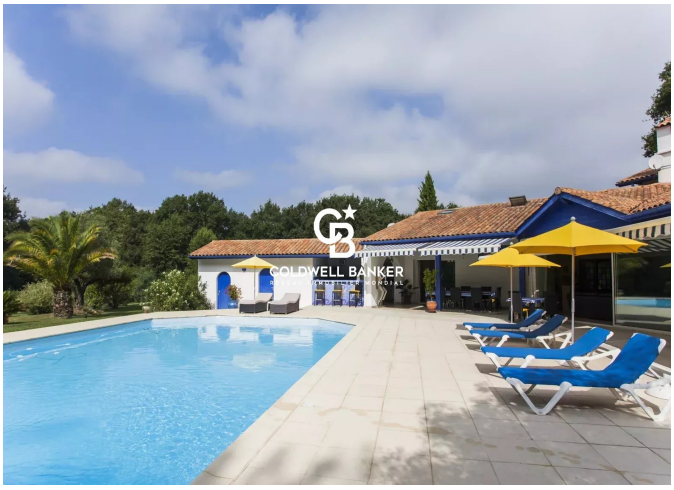
Greenhouse gas emissions (GHG) index: C 27

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