COLDWELL BANKER
EUROPA REALTY

House Bayonne 272 m²



SALE PRICE : 995 000 €

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

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DESCRIPTION

ARCHITECT-DESIGNED VILLA IN ABSOLUTE PEACE AND QUIET – SAINT-MARTIN-DE-SEIGNANX

Just a few minutes from Bayonne, in the heart of a preserved natural environment and completely private, discover this remarkable architect-designed villa offering over 270 sqm of living space, set on a magnificent landscaped park of 3,000 sqm.

From the moment you enter, you will be immediately captivated by the generous volumes and abundant natural light. The spacious and elegant living area benefits from an ideal southwest exposure, providing sunlight throughout the day and seamless access to the outdoors. A fireplace enhances the warm and inviting atmosphere of this reception space. The villa also offers highly comfortable single-level living, including a beautiful master suite.

Upstairs, a mezzanine leads harmoniously to an office area, two bedrooms each with their own shower room, a dormitory-style bedroom, as well as attic space and a loft providing additional storage.
Additional features include a laundry room and pantry, a barn-style garage, and a superb 12 x 5 swimming pool perfectly integrated into its green surroundings.

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

Asking price: €995,000, agency fees included.

Energy performance:
EPC: B (70 kWh/sqm/year)
Greenhouse gas emissions: A (2 kg CO_2/sqm/year)
Estimated annual energy costs: between €1,520 and €2,100

Information regarding potential risks (natural, mining, technological) 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:	272.0 m²	Property tax:	€2.00
Number of rooms:	5 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 70

Greenhouse gas emissions (GHG) index: A 2

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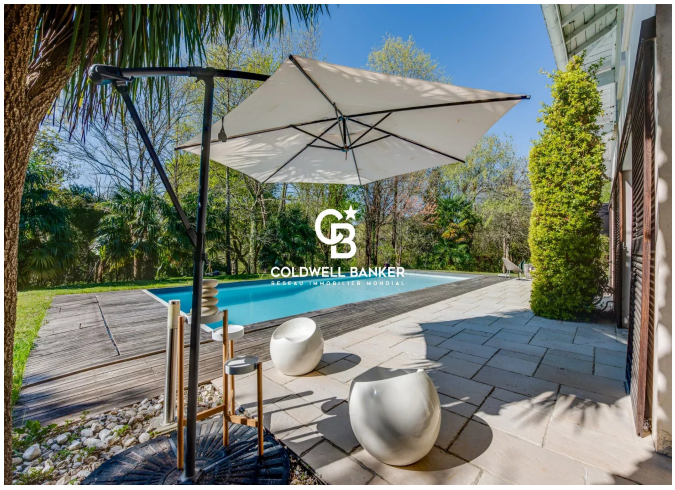



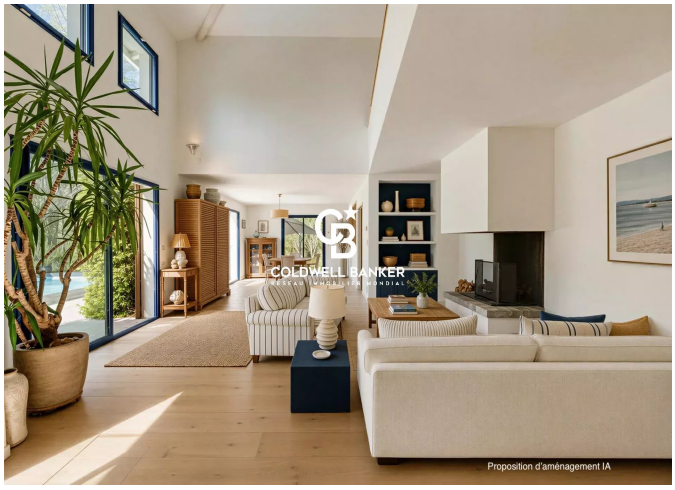





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