COLDWELL BANKER
EUROPA REALTY

House Bidart 540 m²



SALE PRICE : 15 700 000 €

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DESCRIPTION

Perched high above the ocean in one of Bidart's most coveted enclaves, this exceptional property ranks among the rarest offerings along the Basque coastline. Nestled within a secluded, landscaped estate spanning five hectares, this exclusive residence commands breathtaking panoramic views of the Atlantic, where each sunset unfolds like a living masterpiece.

Completely reimagined in 2021, the main residence has undergone a meticulous renovation, blending authentic character with contemporary refinement in a manner that is both elegant and timeless.

The ground floor reveals a vast, light-filled reception room complete with fireplace, a dining area that opens onto a panoramic terrace, and a fully equipped, high-end kitchen. On the first floor, two spectacular suites offer awe-inspiring ocean views, while a third suite occupies the top floor.

The garden level features a fourth suite, a laundry room, a boiler room, a wine cellar, and a cold room — ideal for culinary connoisseurs. A 65-square-metre garage completes this level.

The estate further includes two separate and beautifully renovated dwellings: a spacious 115-square-metre guesthouse and a discreet yet functional 30-square-metre caretaker's cottage.

Outdoors, an exceptional pool area is harmoniously integrated into the natural surroundings, facing the ocean, complete with a sauna that invites moments of pure relaxation in an extraordinary setting. A private path leads directly to the beach.

This rare offering is presented by Yoann BARCOS, Prestige Property Consultant, RSAC 940 936 225.

Fees are included and payable by the purchaser (4.66%, i.e., €700,000).
Net price excluding fees: €15,000,000.

Energy performance:

Energy rating: A (64 kWh/m²/year)
Greenhouse gas emissions: A (1 kg CO_2/m²/year)
Estimated annual energy consumption: between €2,170 and €3,000
Information regarding potential natural risks affecting this property is available on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	540.0 m²	Number of rooms:	11 rooms
Number of bedrooms:	7 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): A 64

Greenhouse gas emissions (GHG) index: A 1

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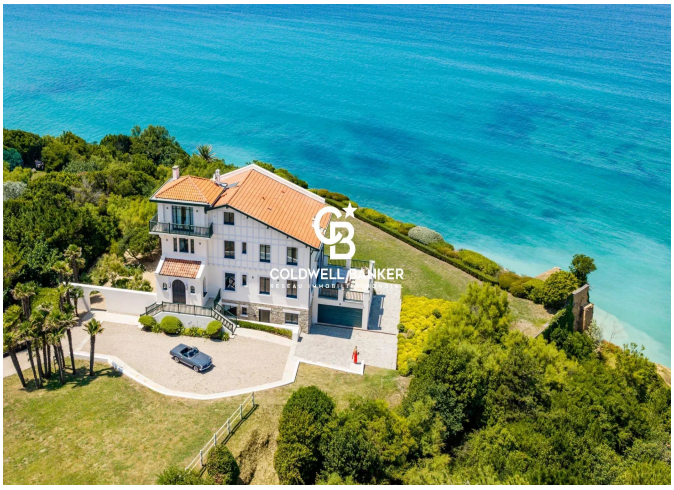





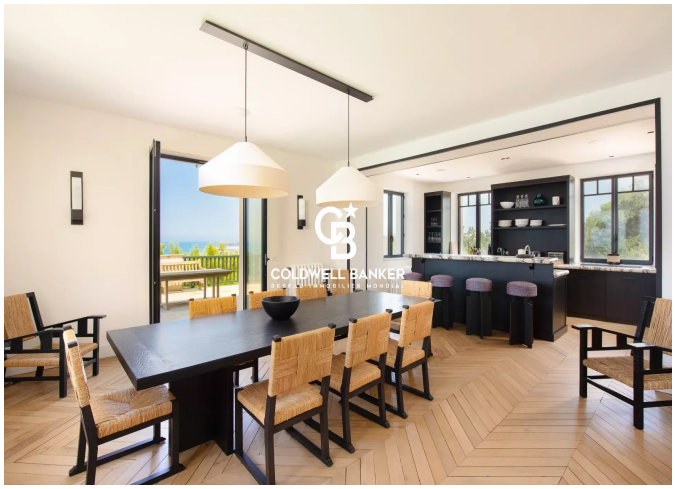



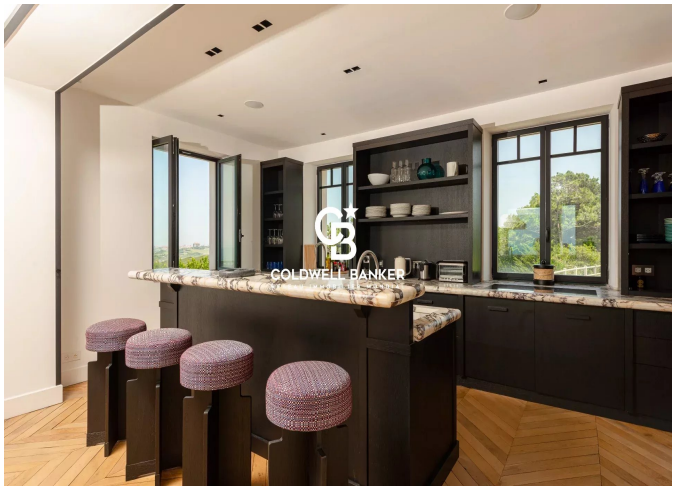

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