COLDWELL BANKER
EUROPA REALTY

House Saint-Pée-sur-Nivelle 257 m²



SALE PRICE : 1 500 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

EXCLUSIVITY

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

SAINT-PÉE-SUR-NIVELLE – A PRIVATE ESTATE BETWEEN THE OCEAN AND THE PYRENEES

Just minutes from the ocean, this historic property dating back to 1750 occupies a truly distinctive setting: several hectares of private grounds with no overlooking neighbours and sweeping 180° views across the Pyrenees and La Rhune.

Above all, it is the setting that defines this address. The opportunity to enjoy such extensive grounds within easy reach of the Atlantic coastline is increasingly uncommon on the Basque Coast. Here, open landscapes, privacy and a remarkable mountain backdrop create a setting with a character all its own. The expansive, tree-filled grounds enjoy excellent sunlight and offer the possibility of adding a swimming pool.

Arranged over two levels, the house requires a complete renovation, providing the freedom to create a home entirely tailored to its future owners. Currently divided into three independent residences — two four-room apartments and one two-room apartment — it may retain this configuration or be redesigned as one substantial family home.

The property comprises ten rooms in total, including seven bedrooms, three shower rooms and three WCs, with three bedrooms located on the ground floor. Its existing volumes provide the foundations for an ambitious renovation project, with the possibility of an extension and further alterations also available.

A garage and an attic complete the property, providing additional storage or further conversion possibilities.

This is an address for those seeking a place before all else: several hectares of land just minutes from the ocean, the Pyrenees stretching across the horizon, and the freedom to reinvent a historic residence as either a generous family home or several independent dwellings.

Asking price: €1,500,000
Fees payable by the seller

Energy rating: C
Estimated annual energy cost: between €1,720 and €2,340 per year

Information on the risks 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:	257.49 m²	Property tax:	€2.00
Number of rooms:	10 rooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 171

Greenhouse gas emissions (GHG) index: B 6

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