

Maison Arcangues 200 m<sup>2</sup>

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PRIX DE VENTE : 1 680 000 €

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EXCLUSIVITÉ

## DESCRIPTION

This exceptional residence, nestled in the heart of a green setting in Arcangues, welcomes you in a bucolic setting, far from the hustle and bustle of the city. With its 6500 m<sup>2</sup> of carefully maintained park, bordered by magnificent trees, the property offers total privacy and a true haven of peace, without any regarding. Located 5 minutes from the Arcangues Golf Course, 10 minutes from the train station and 15 minutes from Biarritz center, beaches and airport.

The house extends over two levels. On the ground floor, a vast cathedral living room, enhanced by exposed beams and a contemporary fireplace, creates a warm and bright atmosphere. The bay windows offer a clear view of the park, reinforcing the impression of living in the heart of nature. The modern and fully equipped kitchen is separate from the living room and backed by a practical laundry room. An office with a breathtaking view of the garden completes this living space, offering an ideal environment for working in peace. In addition, two spacious bedrooms and a bathroom complete this level.

Upstairs, two large bedrooms bathe in natural light, accompanied by a large shower room, offering each their own space of comfort.

The basement, practical and well-designed, adds valuable storage space. Outside, the 46 m<sup>2</sup> double garage allows easy parking of two large vehicles and other equipment. Not far away, the large and heated swimming pool and its pool house invite you to relax and enjoy yourself, while a small adjoining chalet, with its vegetable garden, adds a rustic and practical touch for nature lovers.

The entire property is secured by an electric gate, and the courtyard leads to the entrance of the house. A spring water recovery system completes this property in harmony with its natural environment.

Completely renovated between 2021 and 2024, both inside and out, this house combines modernity, comfort and respect for the environment. It is sold partially furnished, ready to welcome you without any work to be planned.

It is a true rare pearl, offering an incomparable quality of life, where every detail has been designed to combine comfort, beauty and serenity.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	200.0 m <sup>2</sup>	Taxe foncière :	€1.00
NB de pièces :	6 rooms	NB de chambres :	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

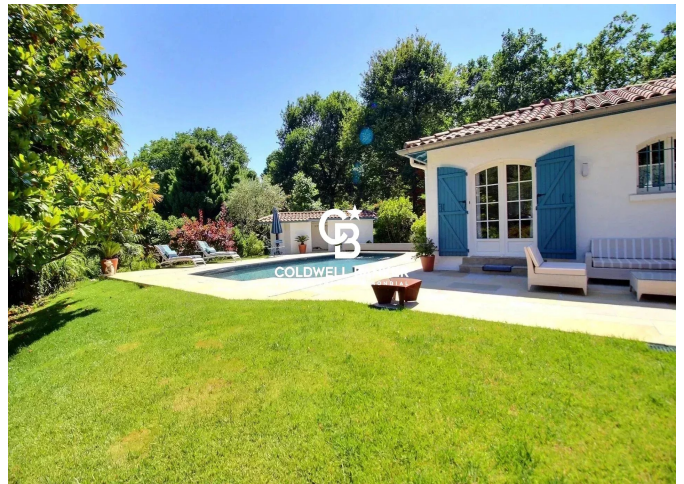
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 159

Indice d'émission de gaz à effet de serre (GES) : C 23



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