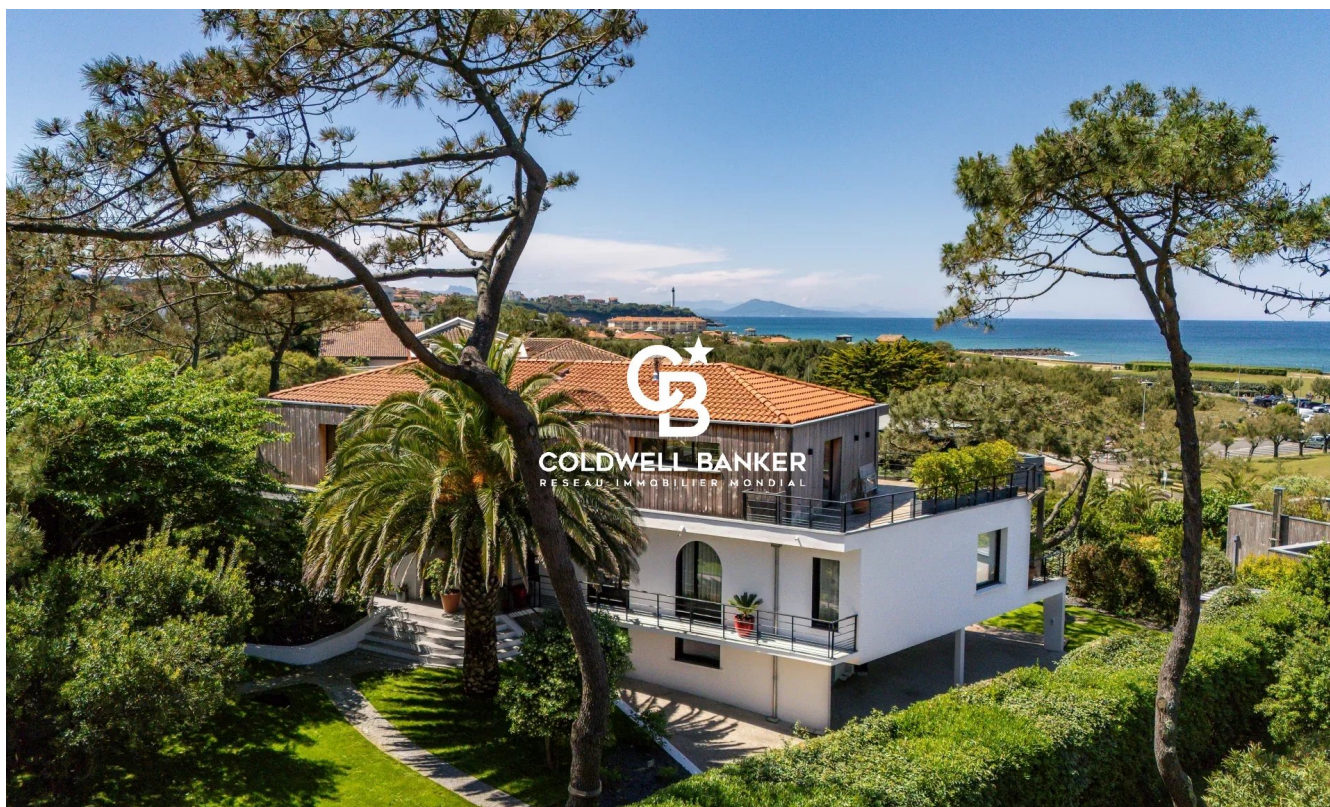


Maison Anglet 362 m²



PRIX DE VENTE : 6 300 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

DESCRIPTION

ANGLÈT CHIBERTA — PRIVATE ARCHITECT-DESIGNED VILLA — OCEAN VIEW

In the heart of the highly exclusive Chiberta district, this fully renovated architect-designed property enjoys a rare location, between pinewood and ocean, offering an exceptional panoramic view of the sea.

Spectacular volumes, abundant natural light and high-end finishes define this villa conceived for a unique seaside lifestyle. The large reception area opens onto a vast terrace with a striking panorama, from the Biarritz lighthouse to the horizon.

Six elegant suites, a wellness area with hammam and gym, a wine cellar, heated pool, summer kitchen, double garage and multiple outdoor spaces complete this private property with contemporary lines.

A rare address on the Basque coast, where luxury, discretion and ocean view come together perfectly.

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

Sale price: €6,300,000, agency fees included, payable by the sellers.

Energy performance:

- DPE: A (64 kWh/m²/year)
- Greenhouse gas emissions: A (2 kg CO₂/m²/year)
- Estimated annual energy consumption between €1,770 and €2,460.

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

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	362.0 m ²	NB de pièces :	8 rooms
NB de chambres :	6 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 53

Indice d'émission de gaz à effet de serre (GES) : A 2

