

Maison Saint-Jean-de-Luz 678 m²



SALE PRICE : 1 580 000 €

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DESCRIPTION

In the heart of a landscaped park of nearly 4,000 m², within the prestigious Chantaco Golf Course in Saint-Jean-de-Luz, Villa Etche Soua stands as one of the most remarkable architectural landmarks in the Basque Country.

Designed by the renowned architect André Pavlovsky, this exceptional residence offers 678 m² of light-filled living spaces, showcasing authentic character and timeless elegance.

The spacious and refined reception rooms are ideal for entertaining, while the nine bedrooms and eight bathrooms provide perfect comfort for hosting family and guests.

Renovation work will allow the full potential and grandeur of this emblematic property to be revealed.

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

Asking price: €1,580,000, including €70,000 in agency fees payable by the buyer (4.64% incl. VAT).

Net selling price: €1,510,000.

Energy performance:

EPC: E (240 kWh/m²/year)

Greenhouse gas emissions: E (69 kg CO₂/m²/year)

Estimated annual energy costs: between €12,400 and €16,810.

Information about natural, mining, and technological risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	Maison	Area:	678.0 m ²	Property tax:	€4.00
Number of rooms:	13 rooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 240

Greenhouse gas emissions (GHG) index: E 69

