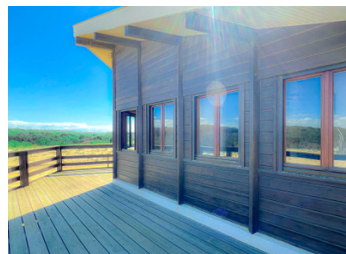


## Exceptional Seaside Location, Direct Beach Access, 3-Bedroom Architect-Designed Home + Convertible Basement



## INFORMATION

Town:	Vielle-Saint-Girons
Department:	Landes
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	2025 m2



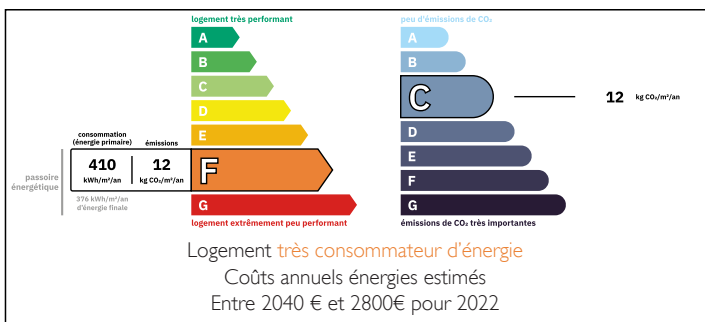
## IN BRIEF

7 km from Léon, for sea lovers and those seeking vast, natural spaces, this exceptional architect-designed 1970s home, built on the dunes with direct beach access, is set on a 2,025 sqm plot. Its distinctive architectural identity and great potential for renovation or extension make it a rare find.

Solid and secure, constructed on concrete stilts, it features a typical two-pitch roof with overhangs from its era. A large terrace surrounds the main façade, seamlessly extending the living spaces outdoors to enjoy the views and marine breeze.

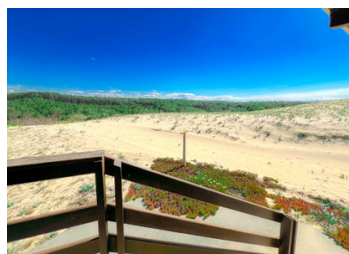
Just steps from the beach, the home offers around 85 m<sup>2</sup> of living space on the main floor, with a full basement ready for development. The interior includes a spacious living area with a central fireplace, a separate kitchen, three bedrooms, a shower room, and a separate WC.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

### Location :

Vielle-Saint-Girons is a charming, unspoiled coastal village, renowned for its stunning natural surroundings, including vast ocean beaches, the protected state-owned maritime pine forest, the Courant d'Huchet nature reserve, and nearby Léon Lake.

This area is a haven for nature lovers, surfers, outdoor enthusiasts, and those seeking a peaceful retreat away from the hustle and bustle of city life. The region offers an abundance of activities such as hiking, cycling, water sports, and nature walks, making it an ideal location for year-round living or a high-end holiday home.

### The Environment :

Vielle-Saint-Girons is part of the beautiful Landes region, which is known for its tranquil and unspoiled landscape.

The surrounding area is rich in wildlife, with the Courant d'Huchet Nature Reserve providing a protected ecosystem and a haven for birdwatchers and nature lovers.

The Léon Lake is perfect for water activities such as canoeing and fishing, while the nearby forest of maritime pines offers a perfect backdrop for outdoor exploration.

The village benefits from its proximity to the vibrant towns of Bayonne and Biarritz, just a short drive away, offering excellent access to all necessary amenities, cultural events, and restaurants, as well as the Biarritz international airport.

The famous Vélodyssée cycle path, which runs along the coast, is located just at the end of the road, making it a prime location for those who love cycling and outdoor activities.

### The House :

This 1970s architect-designed home is situated in an exceptional location on the dunes, nestled between the ocean...

## LOCAL TAXES

**Taxe foncière: 738 EUR**

**Taxe habitation: EUR**

## NOTES