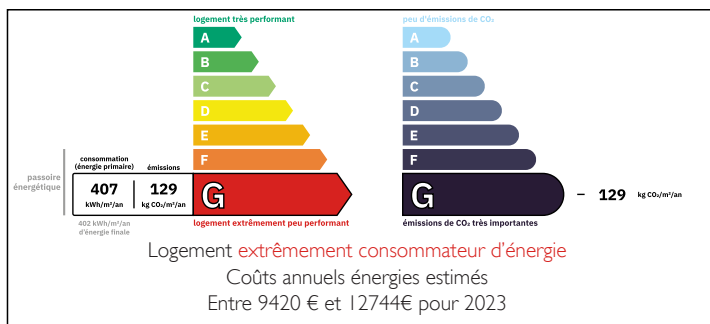


Stunning Authentic Property Full of Charm and Character – 2 Houses – Panoramic Rhune View - Ocean at 5 minutes

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Jean-de-Luz
Department:	Pyrénées-Atlantiques
Bed:	8
Bath:	3
Floor:	255 m2
Plot Size:	2426 m2

IN BRIEF

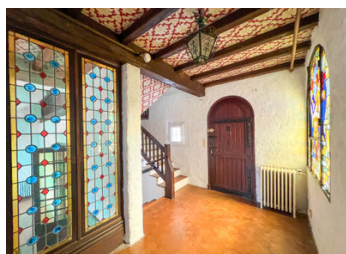
Between ocean and mountains, in a lush, peaceful setting, this singular 255 m² architect-designed estate is a tribute to Andalusian haciendas, infused with soul and character.

Ideally located near the beaches, golf courses, surf spots, and the Spanish border, this charming property offers a rare opportunity for renovation, allowing you to create a home that reflects your personal vision.

Elegantly elevated on a full basement, the property comprises two independent houses, "El Manantial" and "Sol y Sombra," both set within enchanting landscaped grounds of 2,426 m² plot. The architecture blends harmoniously with the natural surroundings, offering panoramic mountain views, shaded patios, terraced gardens, and Mediterranean and fruit-bearing trees.

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.



LOCAL TAXES

Taxe foncière: 2112 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Just minutes from the sandy beaches of Saint-Jean-de-Luz and the Spanish border, this extraordinary estate is nestled in a tranquil, elevated setting overlooking the Basque mountains. Designed in the 1970s by visionary architect Le Rosier, it artfully blends Andalusian hacienda inspiration, Basque heritage, and refined Art Deco accents.

Location :

Just 10–15 minutes by bike from Saint-Jean-de-Luz's beaches and Ciboure

Close to Biarritz, Bayonne, prestigious golf courses like Golf de la Nivelle and Golf of Chantaco, hiking trails, and marinas

15 minutes from Biarritz International Airport and TGV station and Donastia/Fontarrabie Airport.

Excellent local infrastructure: schools, shops, medical services including the renowned Saint-Jean-de-Luz Eye Clinic and essential services.

Set on a lush, landscaped plot of 2,426 m² with building and pool potential, the property enjoys an exceptional panoramic view of La Rhune, the iconic peak of the Basque Country.

It comprises two independent residences — the main house “El Manantial” and the guest house “Sol Ysombra” — gracefully connected by a charming covered summer kitchen. The configuration is perfect for a family home, guest accommodation, or multi-generational living with more 255 m² of living

Elegant Architecture & vibrant

From the moment you arrive, the atmosphere is striking: a palm-lined driveway, mature gardens, sun-soaked terraces, and generous living spaces opening seamlessly to the outdoors. The heart of the main house is a stunning cathedral-ceiling living room with a monumental stone fireplace and large mezzanine, bathed in natural light and offering numerous design possibilities — from library to office or additional bedroom.

The main house...