

Close to amenities and town center – Charming family home, 5 bedrooms, in a lush, preserved setting



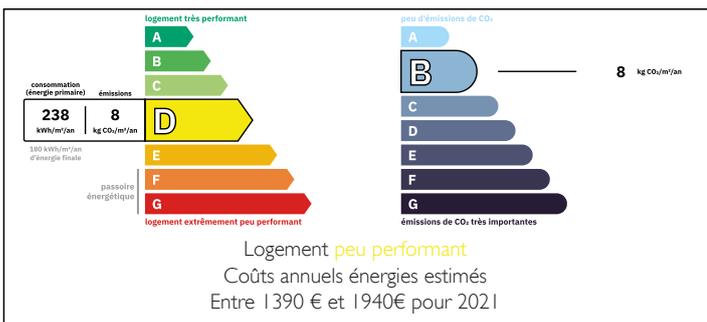
## INFORMATION

Town:	Saint-Jean-de-Luz
Department:	Pyrénées-Atlantiques
Bed:	5
Bath:	1
Floor:	113 m <sup>2</sup>
Plot Size:	1390 m <sup>2</sup>

## IN BRIEF

Just under 10 minutes from the town centre and beach of Saint-Jean-de-Luz, and only 5 minutes on foot from local amenities, discover this charming and comfortable 167 m<sup>2</sup> home, built in the 1990s with solid craftsmanship. Nestled on the heights of the town, in a beautifully wooded 1,390 m<sup>2</sup> garden, it offers scenic views of the Basque mountains. Spacious and open on both sides to the garden, the house features a lovely living room with a fireplace for cosy winter evenings, a high ceiling with exposed beams, a dining area, and an adjoining kitchen. It includes five bedrooms, as well as a mezzanine and attic room—perfect for creating additional space upstairs. Outside, enjoy a private central patio, a large terrace with a barbecue area, a charming landscaped garden, and a generous parking area with a motorised gate. A home full of...

## ENERGY - DPE



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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

Saint-Jean-de-Luz: Seaside Serenity in the Heart of the Basque Coast

Saint-Jean-de-Luz, a true gem of the Basque Coast, captivates with its elegant and welcoming atmosphere. A city of art and history, it strikes a perfect balance between heritage, urban vitality, and quality of life. Its lively pedestrian centre, sheltered beaches, bustling market halls, and traditional fishing port make it a sought-after destination all year round—far beyond the summer season.

The town offers an excellent range of facilities and services: schools, shops, healthcare (including a renowned ophthalmology clinic), and year-round sports, cultural and nautical activities.

Accessibility is ideal:

- TGV station and Biarritz International Airport just 15 minutes away
- A63 motorway under 10 minutes
- The Spanish border only 15 minutes away

**WARM AND FUNCTIONAL HOME WITH GENEROUS SPACES – STRONG FAMILY POTENTIAL**

Set in a preserved neighbourhood on the heights of Saint-Jean-de-Luz, this traditional 1990s house will charm you with its authentic style, practical layout, and green surroundings—just minutes from the historic town centre, beaches, and all amenities.

Situated on a generous 1,390 m<sup>2</sup> plot, the property ensures a peaceful and secure setting. Three separate access points allow for fluid circulation: two gated vehicle entrances (one motorised) and a pedestrian entrance with video intercom. The spacious parking area accommodates multiple vehicles, complemented by a covered carport.

The landscaped garden exudes both exotic and Mediterranean flair, with majestic palm trees, varied plantings, and a stone fountain adding a fresh and elegant touch. A broad terrace-balcony runs along the house, offering the perfect spot to...

## LOCAL TAXES

**Taxe foncière: 2073 EUR**

**Taxe habitation: EUR**

## NOTES