

UNDER OFFER Architect-designed villa 174 m², 6 comfortable rooms, 1,625 m² garden, garage, near Bayonne (64)

EXCLUSIVE



INFORMATION

Town:	Biarrotte
Department:	Landes
Bed:	4
Bath:	2
Floor:	174 m ²
Plot Size:	1724 m ²

IN BRIEF

Just 20 min from Bayonne (64) and the Landes beaches (40), this stunning single-storey architect-designed villa offers 174 m² of living space on a 1,625 m² fully enclosed and pool-ready plot.

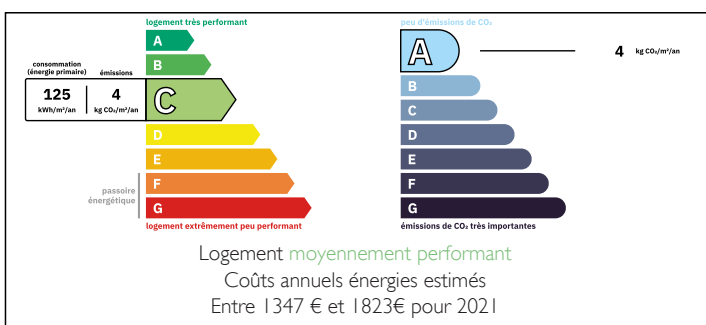
The spacious 70 m² living area features a cathedral ceiling, exposed beams, an open-plan kitchen with pantry, and opens onto a double covered terrace. The night area includes 3 bedrooms with garden access, including a master suite with dressing and ensuite, a family bathroom, and an office with separate access.

A mezzanine offers a 4th bedroom and a large attic adds extra potential. Double garage (50 m²).

High-end features: underfloor heating via heat pump, aluminium frames, electric shutters, motorised gate with secure entrance with intercom system.

Quiet setting, close to amenities. Perfect for a family french home or second residence near the ocean.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

An ideal property for an active family seeking space, nature, comfort, and flexibility, while staying close to employment hubs, schools, leisure activities, and the ocean. It also makes an exceptional second home offering high-end living between the countryside and the coast.

Located in Biarrotte, a charming village in the Landes region, nestled in the Pays du Seignanx, this peaceful retreat is just 20 minutes from Bayonne, 25 minutes from Biarritz, 10 minutes from Peyrehorade, and the stunning beaches of the Southern Landes Capbreton and Hossegor.

Highway access A63 and A64 within 20 minutes. Only 1 hour from Spain and the first ski resorts of the Pyrenees

Set on a flat, enclosed, and poolable plot of 1,625 m², this architect-designed home, built in 2008, immediately captivates with its harmonious blend of modern lines, noble materials, and generous volumes. With a living area of 174 m², it offers a lifestyle that is both warm, functional, and perfectly connected to nature.

This spacious home greets you with a true entrance hall, featuring a dressing room and guest toilet, leading to both the living areas and the sleeping quarters. The 70 m² living space impresses with its spectacular volume, expansive surface area, and cathedral ceilings with exposed beams, as well as the natural light that floods in through the large windows and skylights.

The open-plan kitchen is both functional and inviting, with an adjoining pantry and direct access to the home's entrance, seamlessly extending the living/dining area. A double covered outdoor living...