

## Exceptional 390m / 5-Bedroom Villa with Mountain Views, Pool & Privacy near golf and Biarritz



## INFORMATION

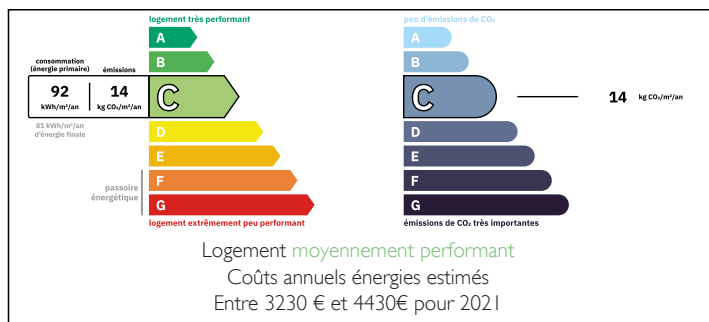
Town:	Arcangues
Department:	Pyrénées-Atlantiques
Bed:	7
Bath:	5
Floor:	390 m2
Plot Size:	23873 m2



## IN BRIEF

This exceptional 5-bedroom villa is located at the end of a private cul-de-sac in Arcangues, just minutes from the renowned 18-hole Arcangues Golf Course and 10 minutes from Biarritz and its airport. Offering nearly 400 m<sup>2</sup> of living space and set on 2.4 hectares of landscaped land, the property boasts panoramic mountain views, total privacy, and elegant finishes throughout. Features include a heated pool, exotic wooden floors upstairs, a luxury kitchen, outdoor kitchen, and garage for 4 cars. Several areas on the ground floor require repair due to a water leak — an opportunity to personalise the space to your taste. Rare opportunity in a peaceful yet prestigious location close to beaches, golf, and village life.

## 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.



## LOCAL TAXES

Taxe foncière:	4529 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Located in the prestigious village of Arcangues, this exceptional 5-bedroom villa offers refined living in one of the Basque Country's most sought-after areas. Nestled in total privacy at the end of a quiet cul-de-sac, the home is surrounded by 2.4 hectares of wooded land, with uninterrupted views of the Pyrenees mountains.

Just steps away from the Arcangues Golf Course, one of the region's most beautiful 18-hole courses, and only 10 minutes from Biarritz, this property combines serenity, elegance, and convenience.

### Interior Features:

- Approx. 400 m<sup>2</sup> (4,300 sq ft) of living space
- Large entrance hall with beautiful staircase and elegant proportions
- Bright and spacious living room with insert fireplace, opening to a south-facing terrace (76m<sup>2</sup>)
- Formal dining room (24m<sup>2</sup>)
- High-end kitchen (39m<sup>2</sup>) with Gaggenau and Sub-Zero appliances, connected to a cozy snug overlooking the terrace

### First floor:

- a large master bedroom (29,4m<sup>2</sup>) with 2 adjoining dressing rooms (9,2m<sup>2</sup> each), opening to a private terrace overlooking the mountains, an en-suite bathroom (17m<sup>2</sup>) with a bath, shower, bidet & WC
- another master bedroom (23,6m<sup>2</sup>) also opening to a private terrace, an en-suite bathroom (6,9m<sup>2</sup>) with shower and WC

### On the ground floor:

- 2 further bedrooms (12,2m<sup>2</sup> and 14,2m<sup>2</sup>) with en-suite bathrooms (4,6m<sup>2</sup>) containing shower and WC
- 1 larger family bedroom (20,4m<sup>2</sup>) with en suite bathroom (7,4m<sup>2</sup>) containing shower, bath and WC and French doors opening out to the south facing terrace with the pool
- Exotic wooden flooring throughout the upper floor
- Home office (14,6m<sup>2</sup>) , home gym (24m<sup>2</sup>) ,