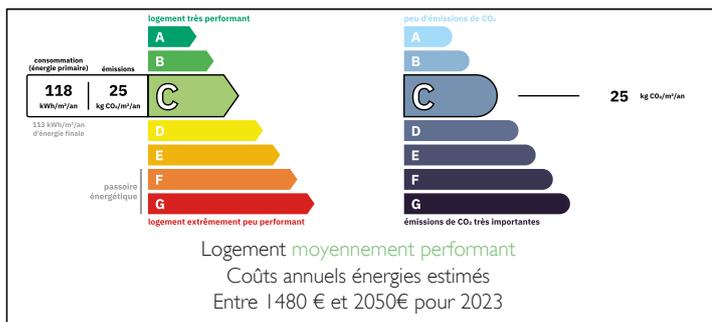


**UNDER OFFER** Beautiful bourgeois family house, 4 bedrooms + office - 1202 m2 plot near St Jean de Luz,



## ENERGY - DPE



## INFORMATION

Town:	Ascaïn
Department:	Pyrénées-Atlantiques
Bed:	5
Bath:	2
Floor:	135 m <sup>2</sup>
Plot Size:	1202 m <sup>2</sup>

## IN BRIEF

**UNDER OFFER** Just minutes from Saint-Jean-de-Luz, on the doorstep of the charming village of Ascaïn, this elegant Basque-style family home of approximately 135 m<sup>2</sup> combines traditional charm with a relaxed lifestyle.

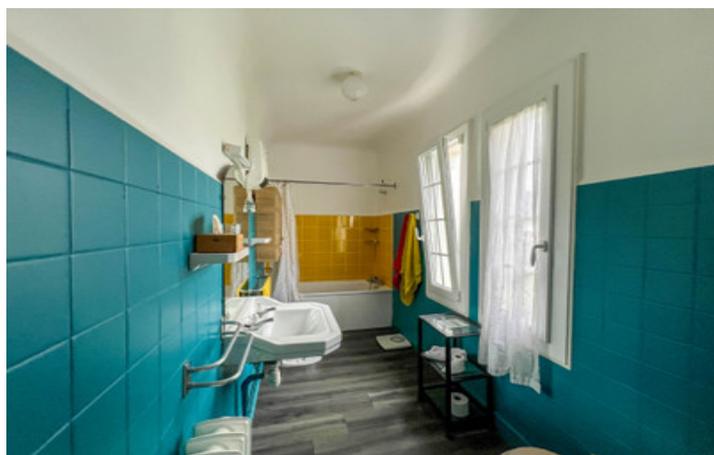
Set on a flat, fully enclosed 1,202 m<sup>2</sup> plot, it offers a sunny garden perfect for outdoor dining and leisurely moments.

The house features three possible entrances, a bright living room opening onto a terrace with a pergola and a beautiful fireplace for cozy winter evenings, a fitted kitchen, and a versatile office space. Upstairs, four charming bedrooms, including two with sinks—one opening onto a balcony—and two bathrooms with toilets complete the comfortable layout.

With a few personal touches, this home becomes an ideal retreat, close to the beaches of the Basque

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

Just minutes from Saint-Jean-de-Luz, on the doorstep of the charming village of Ascain, this elegant Basque-style family home perfectly embodies the local art of living: authenticity, relaxed lifestyle, nature, and immediate access to the coast.

Set on a flat, fully enclosed 1,202 m<sup>2</sup> plot, this property offers a rare setting: a sunny garden ideal for outdoor dining, relaxing, or enjoying convivial Basque evenings. Daily life is made easy with shops, cafés, and village services within walking distance.

Built over a garage and cellar, the house spans approximately 135 m<sup>2</sup> and features three possible entrances, offering flexibility and comfort. The raised ground floor hosts a bright living room opening onto a terrace with pergola, perfect for enjoying the sun, and complemented by a large fireplace for cozy evenings after a day at the beach. The fitted kitchen invites family meals, while a versatile office (or extra bedroom), a shower room with WC, and abundant storage complete the living space.

Upstairs, four charming bedrooms—including two with sinks and one opening onto a balcony—along with a bathroom with WC, provide a comfortable and functional sleeping area. The home exudes warmth and authenticity, true to Basque style.

With a few personal touches, this property becomes an ideal retreat, whether as a primary residence or holiday home, just minutes from the beaches of the Basque Coast, the vibrant city of Biarritz, and the cultural richness of Spain.

A rare property where tradition, lifestyle, and Basque identity come together with elegance.

DETAILS :

Ground Floor:  
Entrance hall with...

## LOCAL TAXES

**Taxe foncière: 1352 EUR**

**Taxe habitation: EUR**

## NOTES