

Near Bayonne, beaches and amenities, beautiful family home , 4 bedrooms, 2 bathrooms, swimming pool, garage

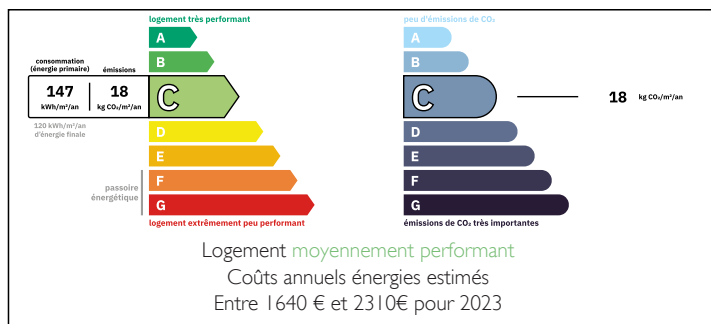


## INFORMATION

Town:	Saint-Martin-de-Seignanx
Department:	Landes
Bed:	4
Bath:	2
Floor:	137 m2
Plot Size:	769 m2



## ENERGY - DPE



## IN BRIEF

Between the Basque Coast and the southern Landes, near Bayonne, this charming family residence is perfectly positioned in Saint-Martin-de-Seignanx, at the end of a peaceful cul-de-sac with complete privacy and all amenities within walking distance.. Spanning approximately 137 m<sup>2</sup>, it features four bedrooms, including a master suite on the ground floor.

The home impresses with its generous volumes and comfort.

The bright, welcoming living area opens onto a sun-filled veranda, enhanced by a fireplace with insert. The fully equipped open kitchen flows seamlessly into the convivial dining space. A study and a utility room adjoining the garage complete the ground floor.

Upstairs, three bedrooms with storage—including one with a balcony—and a bathroom with WC offer privacy.

Set on a 769 m<sup>2</sup> plot, the property includes secure

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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

Living in Saint-Martin-de-Seignanx offers a peaceful lifestyle while staying close to the vibrant energy of Bayonne and the Basque Coast. This charming commune features a lush, family-friendly environment with schools, shops, and services within walking distance. Its strategic location allows easy access to Biarritz, the beaches, and the mountains, while enjoying a secure and welcoming local community.

Just 10–15 minutes from Bayonne, this delightful Basque-Landes-style family home occupies a privileged setting at the end of a quiet cul-de-sac, offering complete privacy while remaining close to shops, services, and schools.

Spanning approximately 137 m<sup>2</sup>, the house provides an ideal layout for harmonious family living, including four bedrooms, with a ground-floor master suite for comfort and convenience.

The ground floor revolves around a bright, open living area that extends to a sun-filled veranda, featuring a fireplace with insert—perfect for cozy winter evenings. The fully equipped open kitchen integrates seamlessly with a spacious dining area. A study, guest WC with hand basin, and utility room adjoining the garage complete this level.

Upstairs, three comfortable bedrooms of around 10 m<sup>2</sup> each, all with built-in storage, including one with a private balcony, share a bathroom with WC.

Set on a flat 769 m<sup>2</sup> plot, the property offers a thoughtfully designed outdoor space for relaxation and entertaining, including secure parking behind an electric gate, an 8 x 4 m pool with solar shelter, and a pergola fitted with solar panels.

This home is perfect for buyers seeking a privileged lifestyle combining tranquility, comfort, and...

## LOCAL TAXES

Taxe foncière: 1700 EUR

Taxe habitation: EUR

## NOTES