



## ARCHITECT-DESIGNED VILLA IN SEIGNOSSE: 210 M<sup>2</sup> OF LIGHT, WOOD, AND STYLE + POOL & GUEST HOUSE

www.leggettprestige.com

ARCHITECT-DESIGNED  
VILLA IN SEIGNOSSE: 210  
M<sup>2</sup> OF LIGHT, WOOD,  
AND STYLE + POOL &  
GUEST HOUSE...



PROPERTY FACT FILE	
REFERENCE	A37542MLR40
PRICE	€ 1,460,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	245 m <sup>2</sup>
LAND	2500 m <sup>2</sup>
TOWN	Seignosse
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Barns - outbuildings, Close to golf course
<small>*Price based on current exchange rate which is subject to change</small>	



- Serene and unoverlooked natural setting
- Sustainable villa with high energy efficiency
- Independent guest apartment with private entrance
- Close to the ocean, golf courses, surf spots
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Just 10 minutes from beaches, Hossegor Lake, this stunning 210 m<sup>2</sup> architect-designed villa is nestled in a serene, lush, and protected environment.

It captivates with its natural elegance, premium materials such as

## DESCRIPTIF

Contemporary Elegance Meets Natural Serenity in Seignosse

Set at the end of a discreet private lane, this exceptional villa enjoys a privileged location within a tranquil, lush environment, just minutes from Seignosse village, cycle paths, local shops, and the famed beaches of the Landes coast. Ten minutes from Hossegor Lake and the prestigious Seignosse and Hossegor golf courses, and less than 40 minutes from Biarritz International Airport, it offers the perfect balance of peaceful seclusion and excellent connectivity, with easy access to the A63 towards Bordeaux and A64 towards Spain.

Nestled on a beautifully landscaped, private 2,500 m<sup>2</sup> plot, this striking 210 m<sup>2</sup> timber-framed home is an architectural statement, harmoniously integrated with its surroundings and thoughtfully designed with a strong ecological ethos. Featuring Douglas wood cladding, bespoke joinery, sliding shutters, solid hardwood floors, a suspended fireplace, expansive glazing, multiple terraces, and solar panels delivering impressive energy autonomy, every element has been curated to blend refined elegance, comfort, and respect for nature.

At its heart lies a magnificent 85 m<sup>2</sup> living space with soaring cathedral ceilings, combining a bright lounge, welcoming dining area, fully equipped open kitchen, and a mezzanine perfect for a study or reading nook. Large glass doors extend the living area onto sun-drenched and shaded wooden terraces that surround a stunning heated 15 x 4.5 m saltwater pool.

The

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37542MLR40>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

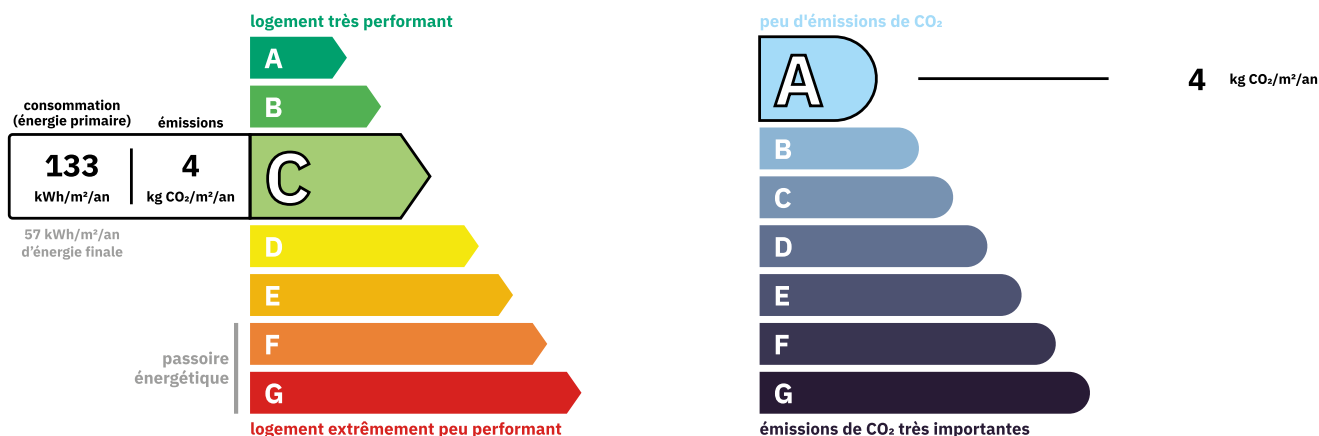
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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property Moderately efficient  
Estimated annual energy costs  
between 1790 € and 2500€ for 2021

## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A37542MLR40  
FILE COMPLETE  
AND PHOTOS  
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