

SPLENDID CONTEMPORARY BASQUE VILLA NEAR ST-JEAN-PIED-DE-PORT + HEATED POOL + BREATHTAKING VIEW OF THE PYRÉNÉES

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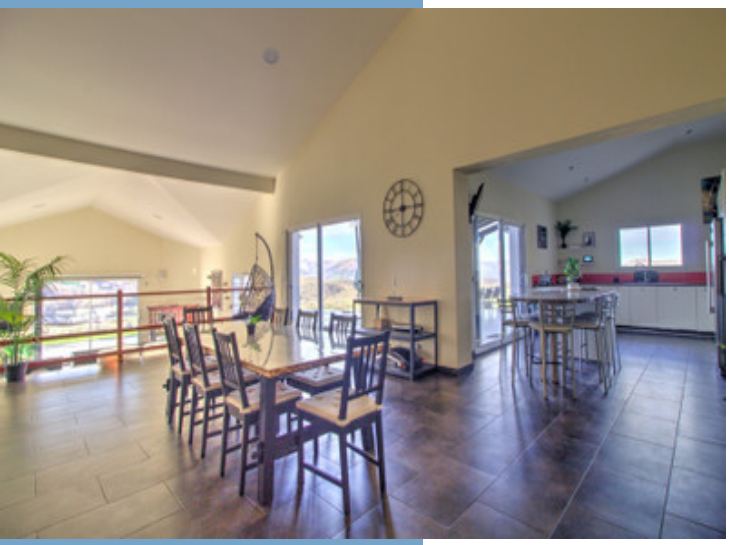




PROPERTY FACT FILE

REFERENCE	A41947CEL64
PRICE	€ 650,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	206 m²
LAND	2279 m²
TOWN	Saint-Jean-Pied-de-Port
DEPARTMENT	
LOCATION	Ski
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change

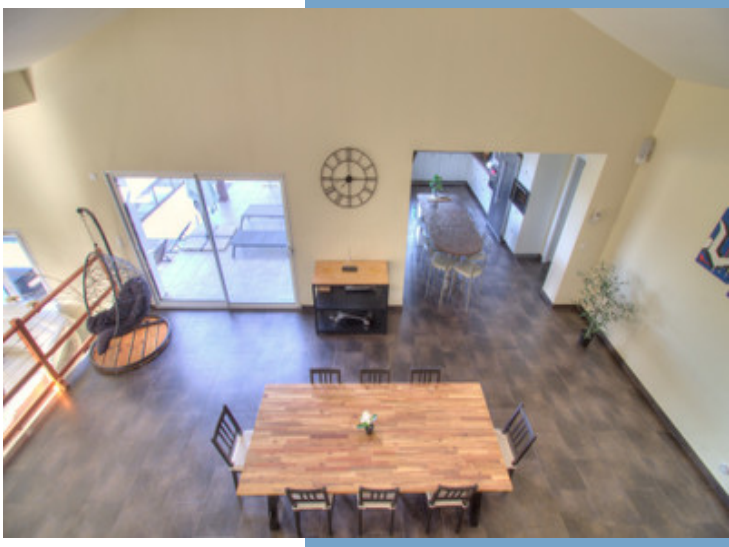




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- Luxurious Basque villa: 4 bedrooms, sauna, jacuzzi
- Isolated + Breathtaking views of the Pyrénées
- Ideal for a family home, holiday home, gîte, B&B
- Close to St-Jean-Pied-de-Port in rural Pays-Basque
- Skiing & Spain 30 mins; Beaches & Biarritz 60 mins

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Do you dream of living in the Basque Country and waking up to magical mountain views every day?

If that is your dream, then this superb architect-designed hillside villa is exactly what you're looking for... over 200m² of stylish contemporary

DESCRIPTION

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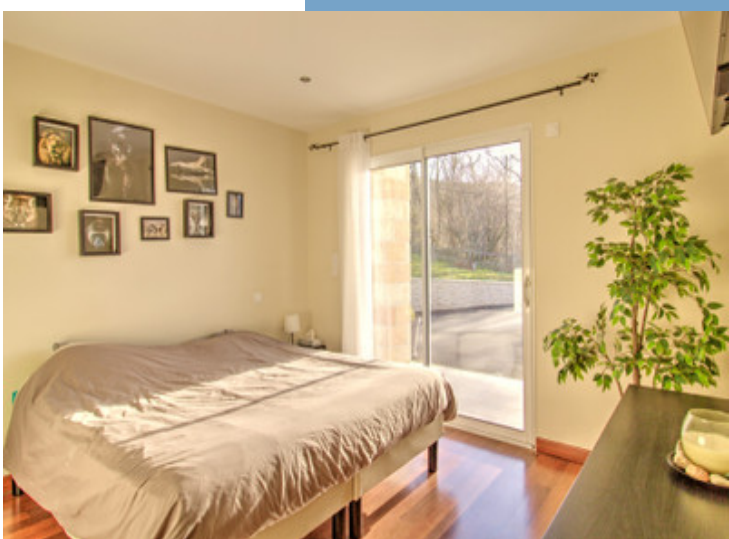
Built in 2008, this magnificent hillside villa of 206m² is in an isolated setting, yet is within easy distance of the shops, schools and amenities of St-Jean-Pied-de-Port. There is also a small grocery shop, a bar-restaurant and a primary school in the local village (1.5km).



The villa blends perfectly into its countryside setting. Using a combination of floor-to ceiling picture windows and covered terraces, the property has been conceived to feel cool and fresh during the summer months and warm and cosy during the winter months. In addition, the villa has double glazing and reversible air-conditioning throughout. Other luxurious features include a spa room with a jacuzzi and a sauna, a ceramic wood-burning stove, underfloor heating and a magnificent heated swimming pool with panoramic mountain views.

The villa is located on a quiet country lane, which winds up the hillside from the local village below. Electric gates open into a outdoor parking area at the side of the house, from where you can also access the garage, which adjoins the villa.

From the parking area, a paved path leads around to the front door, which opens directly into the main living space of the villa, which comprises a dining area, an adjoining kitchen area and a sitting area, which is a few steps down from the dining area.



The sitting area (30m²) has two sliding picture windows - one facing south-east the other facing south-west. Both open out to the covered terrace, cleverly ensuring that the s...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41947CEL64
COMPLETE FILE AND PHOTO ON REQUEST

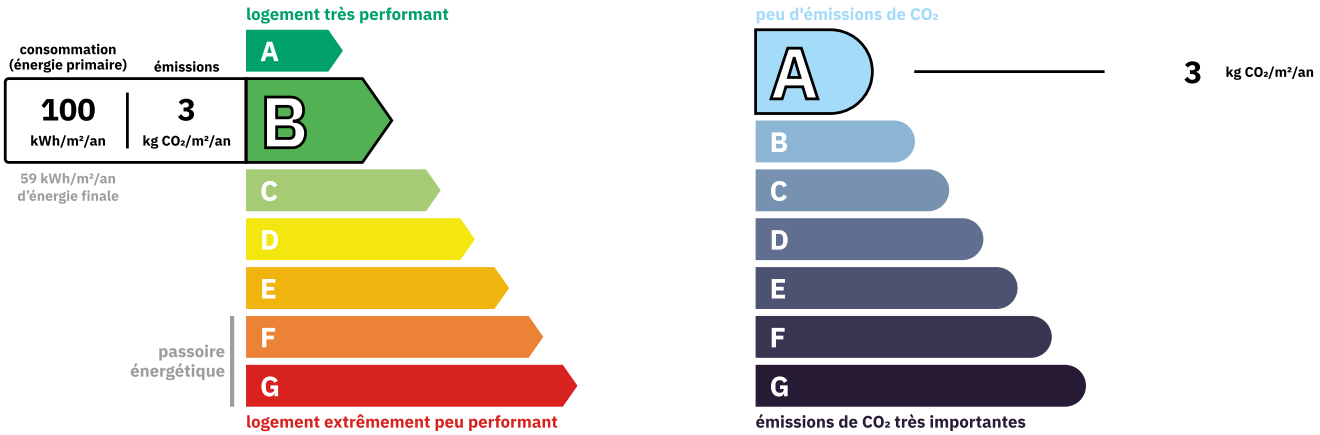
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1750 € and 2430€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

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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 :A41947CEL64
FILE COMPLETE AND PHOTOS ON REQUEST

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