LEGGETT IMMOBILIER INTERNATIONAL

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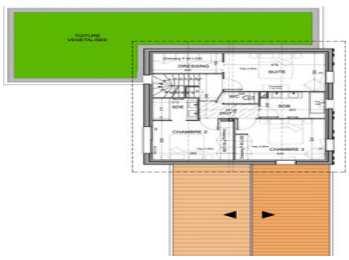
Price: 1 840 000 EUR

agency fees to be paid by the seller

Beautiful exeptional new build T6 villa in the heart of Anglet, quartier 5 Cantons











INFORMATION

Town:	Anglet
Department:	Pyrénées-Atlantiques
Bed:	4
Bath:	2
Floor:	171 m2
Plot Size:	226 m2

IN BRIEF

4-bedroom villa (including 3 master suites) and an office with 170m² of living space, situated on a landscaped plot of 494m².
Large living room/kitchen opening onto the outisde.
20m² heated swimming pool and 44m² terrace in the heart of 226m² garden.
High-end amenities, storage, pantry and enclosed garden shed.
Delivery 4Q 2027.

ENERGY - DPE

DPE not required.

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.

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DESCRIPTION

Nestled in the heart of one of Anglet's most sought-after and beautifully preserved neighborhoods, this villa offers true exclusivity. This confidential and intimate new address is set within the rare landscape of the Basque Coast, where nature, ocean, golf, and gastronomy converge to create an unparalleled art of living.

The villa is part of an exclusive estate comprising 18 contemporary Basque-style villas, each featuring a private landscaped garden, a closed garage, an additional parking space, and a private swimming pool.

Designed to maximize natural light and fluidity of space, the architecture blends elegance and authenticity with modern living. High-end materials, refined finishes, and advanced home automation create a serene, contemporary environment in perfect harmony with its surroundings.

Ideally located just a 5-minute walk from the Halles des Cinq Cantons, with immediate proximity to Stella Maris school (nursery through high school), the Chiberta and Impératrice golf clubs, local shops, and only a 20-minute walk from the beaches, this gated and secure estate is set back from main traffic routes within a bucolic, tree-lined setting—a true haven of tranquility in the heart of Anglet.

This exceptional property is perfectly suited for a primary residence, a second home, or a long-term investment, combining quality, sustainability, and timeless appeal.

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

NOTES