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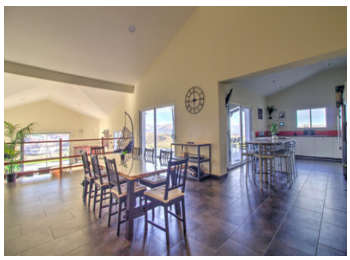
Ref: A41947CEL64 Price: 650 000 EUR

agency fees to be paid by the seller

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







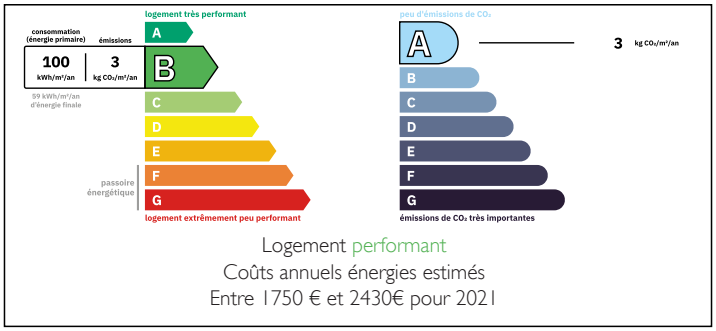








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1750 € et 2430€ pour 2021

INFORMATION

Town:	Saint-Jean-Pied-de-Port
Department:	Pyrénées-Atlantiques
Bed:	4
Bath:	2
Floor:	206 m2
Plot Size:	2279 m2

IN BRIEF

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 living space... a heated saltwater swimming pool... and breathtaking panoramic views of the Pyrénées!

And for that added touch of luxury, you can look forward to spending time in the jacuzzi and sauna in this splendid property's unique spa room...

Currently used as a holiday home, the villa is absolutely ideal for a fabulous family home, which can be moved into immediately! It could also be rented out on a long-term basis or as a gîte for holidaymakers, who will love being close to Pyrenean ski resorts and chic beach resorts on the Atlantic coast.

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.







LOCAL TAXES

Taxe foncière:	**982 EUR**

NOTES

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 sitting...