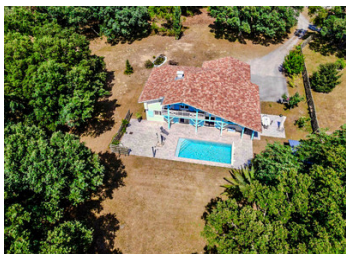
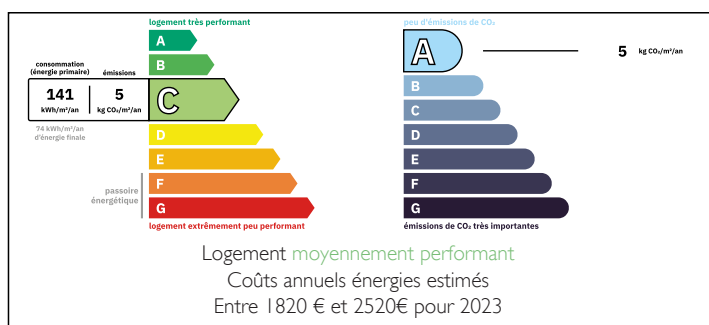


Basque coast/South landes - 7-room property, 6,685 sqm landscaped park, heated pool, absolute peace -



ENERGY - DPE



INFORMATION

Town:	Boucau
Department:	Pyrénées-Atlantiques
Bed:	5
Bath:	2
Floor:	156 m2
Plot Size:	6685 m2

IN BRIEF

Nestled within a landscaped park of 6,685 sqm enhanced by majestic century-old cork oak trees, this property embodies a refined lifestyle blending elegance, serenity, and preserved nature.

Ideally located just minutes from Bayonne and Biarritz, it offers a quiet and private setting, while remaining close to amenities and the beaches of the Basque Coast and southern Landes.

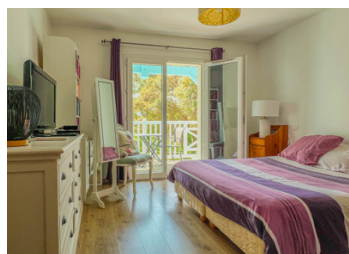
Bathed in natural light, the 156 sqm villa features on the ground floor an elegant entrance leading into a spacious 55 sqm living area with open-plan kitchen, along with a bedroom, a study or library, a shower room, and guest WC.

Upstairs, four bedrooms, three with balcony overlooking the park, bathroom and storage.

High-end amenities include heated pool, underfloor heating, air conditioning, utility room, and garage.

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: 2145 EUR

NOTES

DESCRIPTION

Nestled in a peaceful and unspoiled setting, this contemporary property enjoys a sought-after location, close to amenities, schools, and major transport links, while also being just minutes from the beaches of the Basque Coast and the southern Landes region, a few minutes from Bayonne, Biarritz. Set on a landscaped plot of 6,685 m², partially wooded and graced with century-old cork oaks, the house offers a tranquil and private living environment, a true haven of peace.

Built in 2011 and designed by a local architect, the house offers approximately 156 m² of living space and features harmonious architecture that blends seamlessly into its natural surroundings.

Thanks to its southwest exposure, the house benefits from abundant natural light. The entrance features built-in storage and a powder room. The heart of the house is a spacious 55 sq m living area, comprising a lounge, dining room, and fully equipped open-plan kitchen. This space opens directly onto large terraces, creating a seamless flow between indoors and outdoors.

The sleeping area includes five bedrooms with storage, two of which are on the ground floor, allowing for single-level living or the creation of home offices for remote working. A shower room and a separate WC complete the ground floor.

Upstairs, three bedrooms have access to a balcony overlooking the wooded grounds. A bathroom with a shower and bathtub, a separate WC, and a storage room complete this level.

The house offers modern comforts:

- Heated swimming pool
- Underfloor heating with zone control
- Reversible air conditioning
- Pantry/laundry...