LEGGETT
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Ref: A46600WBA64 Price: 1 474 000 EUR

agency fees to be paid by the seller

Traditional Basque Farmhouse with Views, 3 Hectares & Renovation Potential - near St Jean de Luz















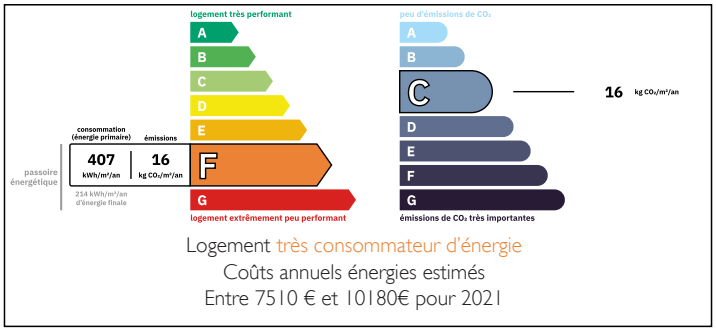
INFORMATION

Town:	Ascain
Department:	Pyrénées-Atlantiques
Bed:	6
Bath:	5
Floor:	200 m2
Plot Size:	28000 m2

IN BRIEF

Set within approximately three hectares of land beneath the iconic La Rhune mountain, this traditional Basque farmhouse enjoys an exceptional setting surrounded by protected countryside with panoramic views across the surrounding landscape. Located just ten minutes from the beaches, restaurants and harbour of Saint-Jean-de-Luz, the property combines complete privacy with excellent access to the Atlantic coast, Spain and the wider French Basque Country. The existing farmhouse offers generous accommodation together with an exciting opportunity to create an exceptional private residence while preserving its authentic Basque character, subject to the necessary permissions. Rarely do properties of this scale become available in such a sought-after location, offering an outstanding lifestyle surrounded by nature yet within easy reach of golf, surfing, hiking, gastronomy and international transport links. More photos and plans available on request.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 7510 € et 10180€ pour 2021

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.







NOTES

DESCRIPTION

Traditional Basque Farmhouse with Panoramic Views in One of the French Basque Country's Most Desirable Locations

Positioned beneath the iconic summit of La Rhune, this traditional Basque farmhouse occupies an exceptional position within approximately three hectares of land, surrounded by protected countryside and enjoying far-reaching panoramic views across one of the most sought-after landscapes in south-west France.

Located just a short drive from Saint-Jean-de-Luz, the property offers a rare balance between complete tranquillity and outstanding accessibility. The beaches of the Atlantic coast, the Spanish border, the vibrant city of San Sebastián and the international airport at Biarritz are all within easy reach, making this an outstanding location for both permanent living and an exceptional second home.

Properties of this nature are becoming increasingly difficult to acquire. Large traditional Basque farmhouses with extensive land, uninterrupted views and immediate access to both the mountains and coastline represent some of the region's most desirable real estate, particularly where they remain surrounded by protected natural landscapes.

The existing farmhouse provides generous accommodation full of authentic character, creating an exceptional foundation for a sympathetic renovation project. Rather than imposing a finished vision, the property offers the opportunity for its next owner to create a bespoke country residence tailored entirely to their own style and requirements while respecting the traditional architecture that makes Basque farmhouses so highly prized.

The generous grounds provide an extraordinary sense of privacy while allowing uninterrupted enjoyment of the surrounding scenery throughout every season. Whether envisioned as landscaped