

Near Bayonne, beaches and amenities, beautiful family home , 4 bedrooms, 2 bathrooms, swimming pool, garage

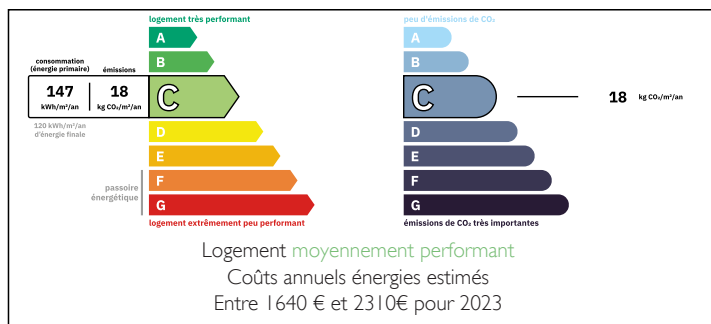


INFORMATION

Town:	Saint-Martin-de-Seignanx
Department:	Landes
Bed:	4
Bath:	2
Floor:	137 m2
Plot Size:	769 m2



ENERGY - DPE



IN BRIEF

Between the Basque Coast and the southern Landes, near Bayonne, this charming family residence is perfectly positioned in Saint-Martin-de-Seignanx, at the end of a peaceful cul-de-sac with complete privacy and all amenities within walking distance.. Spanning approximately 137 m², it features four bedrooms, including a master suite on the ground floor.

The home impresses with its generous volumes and comfort.

The bright, welcoming living area opens onto a sun-filled veranda, enhanced by a fireplace with insert. The fully equipped open kitchen flows seamlessly into the convivial dining space. A study and a utility room adjoining the garage complete the ground floor.

Upstairs, three bedrooms with storage—including one with a balcony—and a bathroom with WC offer privacy.

Set on a 769 m² plot, the property includes secure

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: 1700 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Living in Saint-Martin-de-Seignanx offers a peaceful lifestyle while staying close to the vibrant energy of Bayonne and the Basque Coast. This charming commune features a lush, family-friendly environment with schools, shops, and services within walking distance. Its strategic location allows easy access to Biarritz, the beaches, and the mountains, while enjoying a secure and welcoming local community.

Just 10–15 minutes from Bayonne, this delightful Basque-Landes-style family home occupies a privileged setting at the end of a quiet cul-de-sac, offering complete privacy while remaining close to shops, services, and schools.

Spanning approximately 137 m², the house provides an ideal layout for harmonious family living, including four bedrooms, with a ground-floor master suite for comfort and convenience.

The ground floor revolves around a bright, open living area that extends to a sun-filled veranda, featuring a fireplace with insert—perfect for cozy winter evenings. The fully equipped open kitchen integrates seamlessly with a spacious dining area. A study, guest WC with hand basin, and utility room adjoining the garage complete this level.

Upstairs, three comfortable bedrooms of around 10 m² each, all with built-in storage, including one with a private balcony, share a bathroom with WC.

Set on a flat 769 m² plot, the property offers a thoughtfully designed outdoor space for relaxation and entertaining, including secure parking behind an electric gate, an 8 x 4 m pool with solar shelter, and a pergola fitted with solar panels.

This home is perfect for buyers seeking a privileged lifestyle combining tranquility, comfort, and...