

Newly Built Semi-Detached House located between Biarritz and St. Jean de Luz

Price: €650,000

Overview:

This newly completed 4-bedroom semi-detached house is situated on a land plot of 527 m², with two parking providing an additional 25m². The house has a living area of approximately 120m² (around 1,290 sq. ft. equivalent) and is located in a quiet, peaceful development in the scenic countryside of south-west France.

Location:

On the outskirts of the village of Ahetze, positioned between **Saint-Jean-de-Luz** and **Biarritz**, this property offers the best of both worlds: peaceful surroundings and close access to beaches, walking in the mountains and just ten minutes drive to the Spanish border.

Key Features:

- 4 spacious double bedrooms
- 3 bathrooms, each with WC, plus an additional guest WC
- Fully fitted kitchen and bright open-plan living/dining area
- Heating is produced from a combination of radiators, and a high-efficiency modern wooden pellet stove.
- Wifi fibre optic cable installed
- South-facing terrace and open countryside views (ideal for BBQ's)
- Private off-road parking for two vehicles (with additional parking nearby)
- Located in a secure, well-maintained development

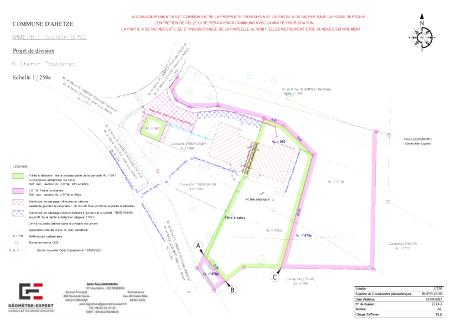
Advantages

- Low-maintenance modern build
- Furnished option available as shown in the attached photos

Accessibility:

Biarritz Airport – 15 mins. Bilbao Airport – 1 hr 30 mins Bordeaux Airport – 2 hrs





Settings and surroundings

Whether you're seeking a relaxing holiday retreat, a peaceful base for retirement or a part-time residence abroad, this house offers the ideal mix of tranquility and convenience. Enjoy the slower pace of the Basque countryside living with easy access to vibrant coastal towns and beaches with year-round flight connections.

Just five minutes away by car is a local retail centre (Centre Commercial) with a variety of shops and services.

The area enjoys strong seasonal demand, with nearby attractions including:

- 11 golf courses within 30 kms
- World class surfing beaches
- Scenic hiking routes in the Pyrenees
- The renowned gastronomy of Biarritz, Saint Jean-de-Lux and just across the Spanish border, San Sebastien.

For further details or to arrange a visit, please contact:

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The house is on the right hand side of the plan:

Ground Floor

Entrance Hall with WC and cupboards



Sitting/Dining room



View from Sitting Room



Fitted Kitchen



4th bedroom with en suite Bathroom

First Floor 3 bedrooms – one en suite



1st bedroom



1st bedroom en suite bathroom



2nd bedroom



3rd bedroom



Shared Bathroom

Outside the house ...

...one of Guethary's many coves

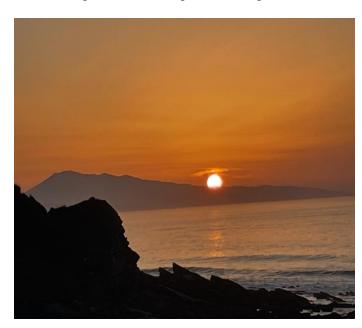


Car park – 2 places allocated to the house











Winter dusk over the development