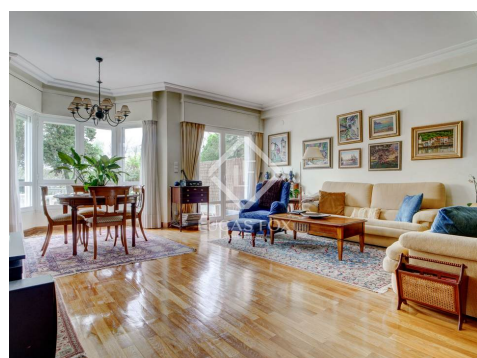


€1,200,000 House / Villa - For sale - New listing

## 5 Bedroom house / villa for sale in San Sebastián, Basque Country

Spain » Basque Country » San Sebastián » 20009

**5** Bedrooms  
**4** Bathrooms  
**260m<sup>2</sup>** Floorplan



**Contact us today for more information or to arrange a viewing**

+34 943903720 • sansebastian@lucasfox.es • lucasfox.com • Paseo de Miraconcha 20 Bajo Local izq, San Sebastián, País Vasco, Spain



€1,200,000 House / Villa - For sale - New listing

## 5 Bedroom house / villa for sale in San Sebastián, Basque Country

Spain » Basque Country » San Sebastián » 20009

**5** Bedrooms  
**4** Bathrooms  
**260m<sup>2</sup>** Floorplan

### OVERVIEW

## Corner semi-detached house, very exterior, with a large terrace, garden and private double garage in the neighbourhood of Aiete, San Sebastián

Lucas Fox presents this fantastic property, spread over a total area of approximately 430 m<sup>2</sup>. This semi-detached house is situated on a private corner plot, surrounded by exclusive surroundings and excellent transport links.

The property is distributed over four floors:

#### Basement Floor -1:

It features a spacious, fully-equipped txoko (barbecue) with a fully-equipped kitchen, a professional grill, and a large dining area. It also features a closed garage with capacity for two vehicles, offering comfort and security.

#### Ground Floor:

It has a living-dining room, a separate kitchen- dining room, and a toilet, totaling approximately 70 m<sup>2</sup> of usable area. From this floor, there is direct access to the front, side, and rear gardens, which cover 248 m<sup>2</sup>. It also has front, rear, and side terraces, along with an access porch, which together occupy 101 m<sup>2</sup>.

#### First Floor :

On this floor, with 66 square meters of usable area, there are three bedrooms and two bathrooms. It also has a rear terrace and a front balcony, adding light and connection to the surroundings.

#### Lower Deck Floor :

It offers a versatile studio-style space, perfect for adapting to your needs. It has 30 square meters of usable area and access to a 21 square meter solarium terrace.

The property boasts a total outdoor area divided between 248m<sup>2</sup> of gardens and 126m<sup>2</sup> of terraces, ensuring open areas ideal for enjoyment and relaxation.

It also features Climalit windows, which provide thermal and acoustic insulation, increasing comfort inside the home.



[lucasfox.com/go/ssb58675](https://lucasfox.com/go/ssb58675)

Mountain views, Garden, Jacuzzi,  
Natural light, Parking, Walk-in wardrobe,  
Views, Panoramic view, Exterior,  
Double glazing, Barbecue, Balcony

**Contact us today for more information or to arrange a viewing**

+34 943903720 • [sansebastian@lucasfox.es](mailto:sansebastian@lucasfox.es) • [lucasfox.com](https://lucasfox.com) • Paseo de Miraconcha 20 Bajo Local izq, San Sebastián, País Vasco, Spain

€1,200,000 House / Villa - For sale - New listing

## 5 Bedroom house / villa for sale in San Sebastián, Basque Country

Spain » Basque Country » San Sebastián » 20009

**5** Bedrooms  
**4** Bathrooms  
**260m<sup>2</sup>** Floorplan



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

**Contact us today for more information or to arrange a viewing**

+34 943903720 • sansebastian@lucasfox.es • lucasfox.com • Paseo de Miraconcha 20 Bajo Local izq, San Sebastián, País Vasco, Spain