

€1,600,000 House / Villa - For sale - New listing

# 3 Bedroom house / villa with 24m<sup>2</sup> garden for sale in San Sebastián, Basque Country

Spain » Basque Country » San Sebastián » 20014

3	2	205m <sup>2</sup>	44m <sup>2</sup>	24m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Terrace	Garden



Contact us today for more information or to arrange a viewing

+34 943 903 720 · sansebastian@lucasfox.es · lucasfox.com ·

Paseo de Miraconcha 20 Bajo Local izq, San Sebastián, País Vasco, Spain

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## 3 Bedroom house / villa with 24m<sup>2</sup> garden for sale in San Sebastián, Basque Country

**Exclusive semi-detached villa of 106 m<sup>2</sup> with 45 m<sup>2</sup> of terrace, private pool and 30 m<sup>2</sup> of parking, for sale in the residential area of Miramon, San Sebastián.**

Lucas Fox presents this exclusive two-story semi-detached villa, south-facing and located in the quiet residential area of Miramon, one of the most valued enclaves in Donostia/San Sebastián for its natural environment, privacy and excellent quality of life.

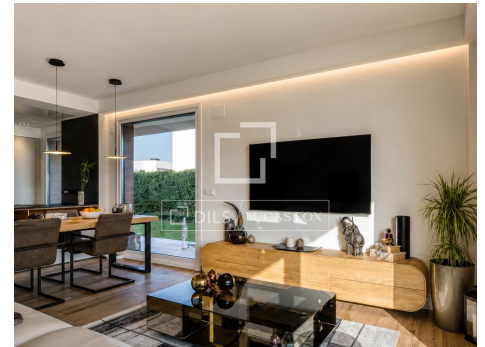
This property boasts a prime location within a tranquil, green setting, ideal for those seeking tranquility without sacrificing urban convenience. Despite being situated in a well-established and easily accessible area, the property enjoys a remarkable sense of privacy, thanks to its private outdoor spaces and the absence of noise typical of denser areas. Its southerly aspect ensures exceptional natural light throughout the day, particularly in the main rooms and the exterior area.

The villa has an approximate interior area of 106 m<sup>2</sup>, complemented by a 45 m<sup>2</sup> terrace, a sports area with a 24 m<sup>2</sup> private swimming pool, and 30 m<sup>2</sup> designated for two rows of open parking. Its layout has been designed to offer comfort and functionality, with a clear separation between the social area and the bedroom area.

On the main floor, the property offers a spacious living room that opens directly onto the furnished terrace and private pool, creating a perfect exterior space for enjoying the good weather. The spacious and modern open kitchen blends seamlessly into the living room, providing a fluid and contemporary feel. This floor also includes a full bathroom, a bedroom, an alcove, and a corridor that facilitates the interior circulation. Automatic awnings in the exterior area provide comfort and sun protection, reinforcing the practicality of the property.

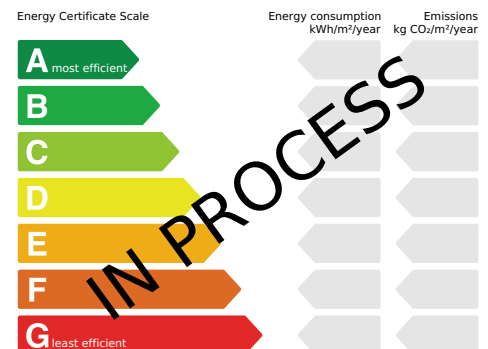
One of the most unique features of this property is its private exterior area, which combines a terrace, garden, and swimming pool on a single level—a rare find in townhouses of this category. This space allows for multiple uses—from leisure areas to relaxation or gathering spaces—and adds significant value to this location.

On the second floor, the property features a corridor leading to a spacious bedroom with panoramic views, a particularly bright space thanks to its southerly aspect. This floor also includes a full bathroom, providing a separate and very private bedroom area away from the lower floor.



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Terrace, Swimming Pool, Garden, Wooden flooring, Natural light, Parking, Views, Pet-friendly, Panoramic view, New build, Exterior, Equipped Kitchen, Built-in wardrobes



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The property also includes two open parking spaces, located next to the entrance of the property, a very rare privilege in established residential areas like Miramon.

In short, this semi-detached villa offers privacy, a southerly aspect, unique outdoor spaces and a very comfortable layout, in a prime location within one of the most desirable neighborhoods in San Sebastián.



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