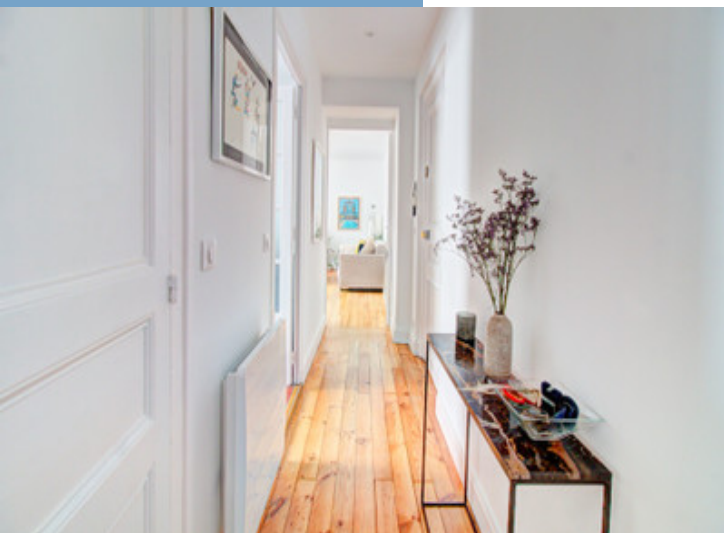
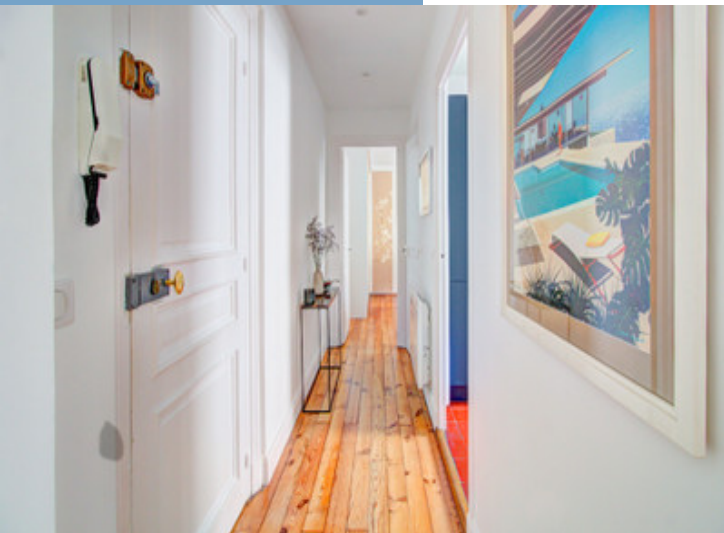


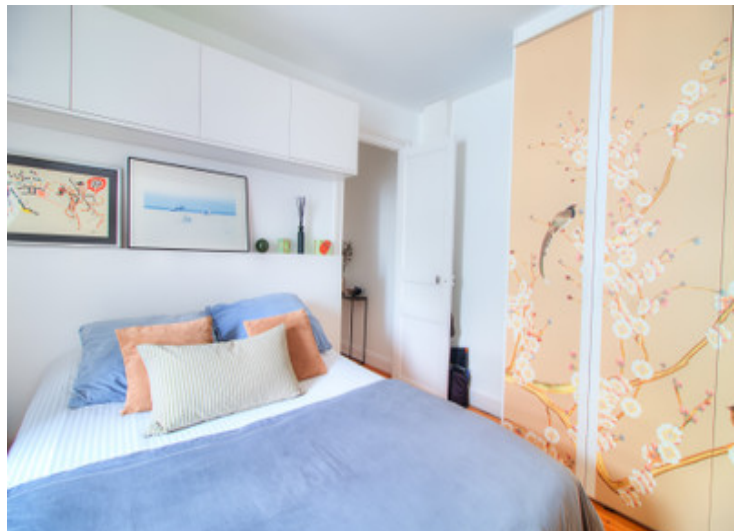


CONTRACT SIGNED - CHIC APARTMENT  
BIARRITZ + TOWN CENTRE, NEXT TO BEACH,  
SHOPS + IDEAL COUPLE, HOLIDAYS...

CONTRACT SIGNED -  
CHIC APARTMENT  
BIARRITZ + TOWN  
CENTRE, NEXT TO BEACH,  
SHOPS + IDEAL COUPLE,  
HOLIDA...



PROPERTY FACT FILE	
REFERENCE	A31444CEL64
PRICE	€ 577,000 £ 480,485* *agency fees to be paid by the seller
BEDROOM	1
BATHROOM	1
ACCOMMODATION	54.58 m <sup>2</sup>
LAND	0 m <sup>2</sup>
TOWN	Biarritz
DEPARTMENT	Pyrenees_Atlantiques
LOCATION	Town property
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	
FEATURES	Mains Drains, Close to golf course, Close to the coast
*Price based on current exchange rate which is subject to change	





- Top-floor one-bed apartment in perfect condition
- Town centre + beach 3-min walk, golf 20-min walk
- Walk to market, shops, restaurants, bars, casino
- Ideal for a couple, pied-à-terre, holidays...
- Prestigious historic building; upmarket area

CONTRACT SIGNED -  
CHIC APARTMENT  
BIARRITZ + TOWN  
CENTRE, NEXT TO  
BEACH, SHOPS + IDEAL  
COUPLE, HOLIDAYS...  
Ref : A31444CEL64

Do you dream of living in beautiful Biarritz, just a short stroll away from the "Grande Plage" beach and numerous chic boutiques? If your answer is yes, then this elegant apartment is will be ideal for you!

Situated in the hyper-centre of Biarritz, the one-bedroom apartment is

## DESRIPTIF

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This gorgeous one-bedroom apartment is situated on the top floor on an historic 19th-century building in the centre of Biarritz. The building is beautifully maintained and its exterior is in the process of being totally refurbished.

The apartment is on the fourth (top) floor of the building, which has a lift as far as the third floor. The apartment's front door opens into an entrance hall and corridor, which runs the length of the apartment.

To the right of the front door is the apartment's sunny reception room (22.24m<sup>2</sup>), which has a cosy sitting area and dining area. The windows face south-east, so the room feels light and airy all day long. Next to the main room is a spacious kitchen (6.37m<sup>2</sup>), which has been equipped to a very high standard.

The bedroom (13.51m<sup>2</sup>) is at the far end of the corridor and has been designed to resemble a hotel room! Fitted wardrobes line one wall, along with storage cupboards above the bed.

At the far end of the bedroom is a hidden door... which opens into a luxurious en suite shower room (6.74m<sup>2</sup>) with a vanity unit and a large shower with glazed double doors. A washing machine and a tumble dryer have been cleverly incorporated into a storage unit in the shower room - and there is a separate WC next to the bedroom and accessible from the corridor.

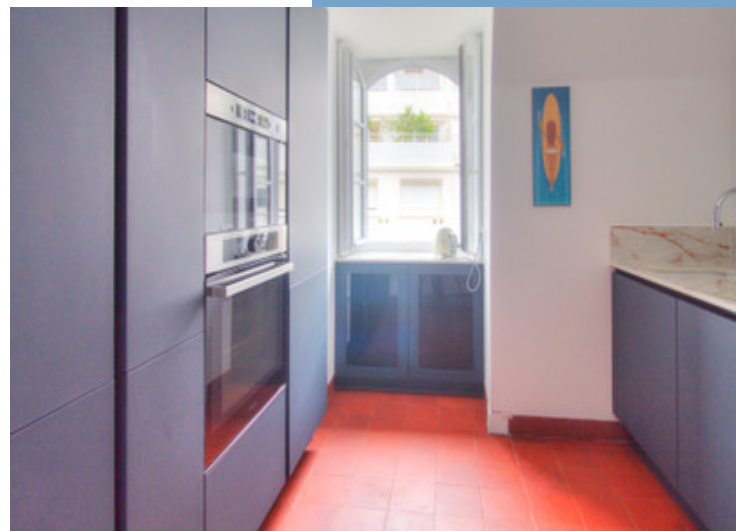
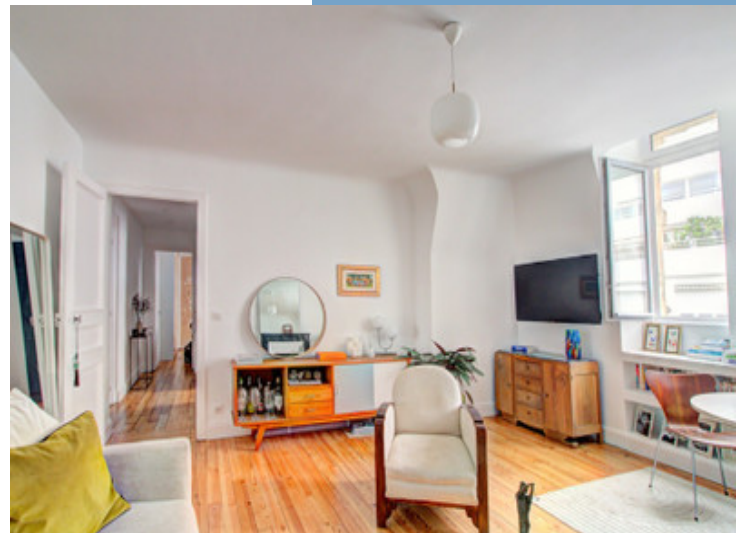
The original floorboards have been restored throughout the apartment, apart from the kitchen and shower room, which have tiled floors. The heating is by ultra-modern electric radiators.

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More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A31444CEL64>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

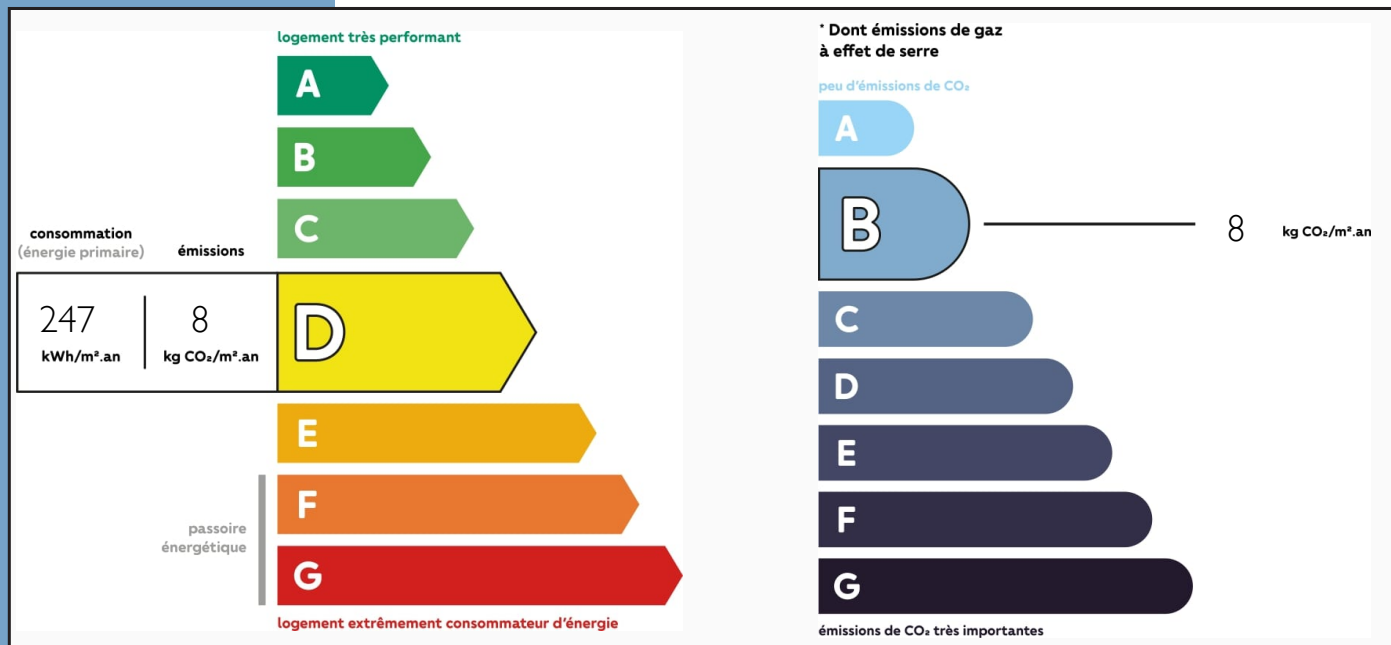


CONTRACT SIGNED - CHIC APARTMENT BIARRITZ + TOWN CENTRE, NEXT TO BEACH, SHOPS + IDEAL COUPLE, HOLIDA...

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

Ref : A31444CEL64

## ENERGIE-DPE



## NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A31444CEL64  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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