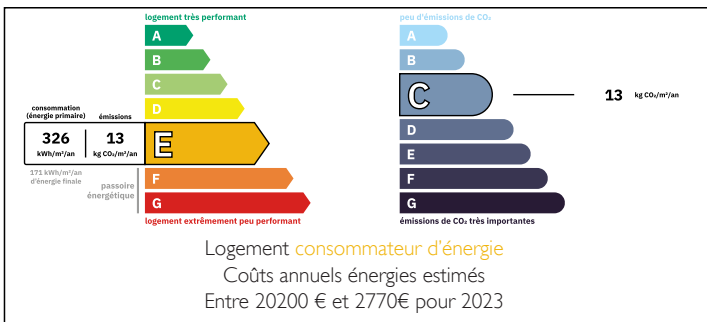


Bidart - Beaches of Guéthary area – 10 mins of Biarritz - charming 3-bedroom duplex, 78 sqm + balcony & cellar



ENERGY - DPE



INFORMATION

Town:	Bidart
Department:	Pyrénées-Atlantiques
Bed:	3
Bath:	1
Floor:	67 m2
Plot Size:	0 m2

IN BRIEF

In Bidart, on the edge of Guéthary, enjoy a highly sought-after lifestyle with walking access to the village center, the famous Parlementia beach and surf spot, as well as local shops.

Set within a small self-managed condominium and benefiting from its own independent entrance, this charming duplex T4 apartment occupies the first and top floor of an elegant character building, offering lovely sea views.

With a total floor area of 78.67 sqm and a balcony, the apartment stands out for its harmonious blend of original hardwood floors and exposed stone walls, creating a warm and authentic atmosphere.

The first level features a bright living area with an open, functional and welcoming kitchen, a bedroom or office, and a separate WC.

Upstairs, two additional bedrooms—one with sea views—and a spacious attic-style bathroom provide

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.



DESCRIPTION

Layout details:

First floor:

Living room / kitchen: 27.69 sqm

Bedroom or office: 9.29 sqm

Separate WC

Storage room

Upper floor:

Bedroom 2 with sea view: 13.31 sqm (floor area)

Bedroom 3: 10.12 sqm

Bathroom with WC: 12.7 sqm (floor area)

Electric heating

Annual charges: €330

Co-owned building of 6 units

Provisional annual charges: 330€

Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: **630 EUR**

NOTES