LEGGETT IMMOBILIER INTERNATIONAL

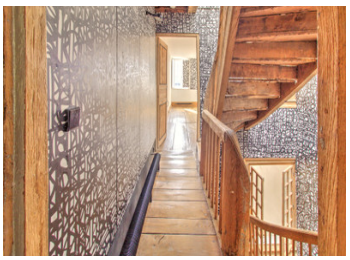
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Ref: A47575CEL64 Price: 990 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (933 963 EUR without fees)

DELIGHTFUL TOWNHOUSE IN HISTORIC BAYONNE + PERFECT FOR A PRIVATE RESIDENCE OR UPMARKET COMMERCIAL PREMISES...







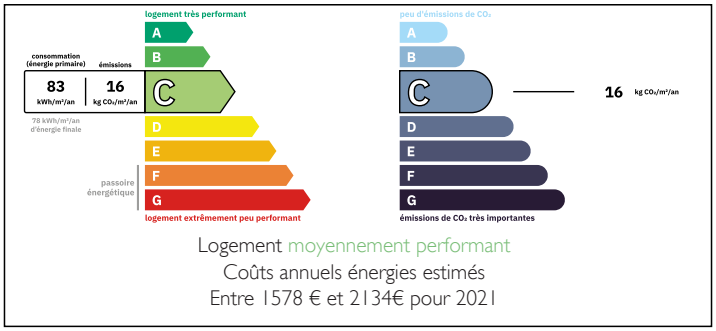








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1578 € et 2134€ pour 2021

INFORMATION

Town:	Bayonne
Department:	Pyrénées-Atlantiques
Bed:	3
Bath:	1
Floor:	189 m2
Plot Size:	0 m2

IN BRIEF

"Conceived as a work of art", this historic townhouse in the centre of Bayonne is truly a delight!

Dating back to 1730, the house is a glorious fusion of ancient and modern... an ancient oak staircase ascends a stairwell decorated with hand-painted murals in Indian ink... wooden ceiling beams alternate with coiled rope panels... and the property's beautiful wooden floorboards hark back to the days of galleons and pirates!

Ready to move into, this superb townhouse is perfect for a family home or a holiday home - with beaches just a 10-minute drive away and the Pyrénées less than 30 minutes away. In addition, shops, restaurants, bars, theatres and schools are all within easy walking distance!

Should you be looking for upmarket commercial premises, all or part of the property would be

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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.

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LOCAL TAXES

Taxe foncière:	**2889 EUR**

NOTES

DESCRIPTION

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Built in 1730, this superb six-storey building of about 195m² has had several reincarnations. Originally constructed as a "Deux Clefs" apartment building, each floor comprised one apartment with two rooms - one at the front of the building, the other at the back. Both rooms would need a key, because to access either room, you had to cross a communal landing next to the building's central staircase.

Sometime later, the building was used by farmers and merchants as a grain and seed store for transporting their grain and seeds via the nearby River Nive. The property was then abandoned and fell into ruin, until Christian Astuguevieille, a famous French designer, bought the building in 2007.

Christian Astuguevieille registered the property as commercial premises and used the rooms as workshops/studios and a gallery. Luxurious home comforts were added, such as a kitchen, a utility room, a vast shower room and a dressing room with exquisite made-to-measure furniture (which is included in the sale).

The current owners re-registered the whole building for residential use when they bought it in 2021, but the new owner should have no difficulty in re-registering all or part of it for business purposes.

This stunning townhouse is completely adapted to modern living, although the traditional 18th-century architectural features remain and have been lovingly restored... a colombage façade, exposed wooden beams, fabulous wooden floorboards made from the decks of pirate ships and the massive oak staircase that ascends all the way up to the top floor.

Complementing...