

## 2-BEDROOM APARTMENT IN BIARRITZ + BEACHFRONT RESIDENCE + IDEAL FOR A FAMILY, COUPLE, HOLIDAYS + WALK TO SHOPS!



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Biarritz             |
| Department: | Pyrénées-Atlantiques |
| Bed:        | 2                    |
| Bath:       | 2                    |
| Floor:      | 61 m2                |
| Plot Size:  | 0 m2                 |



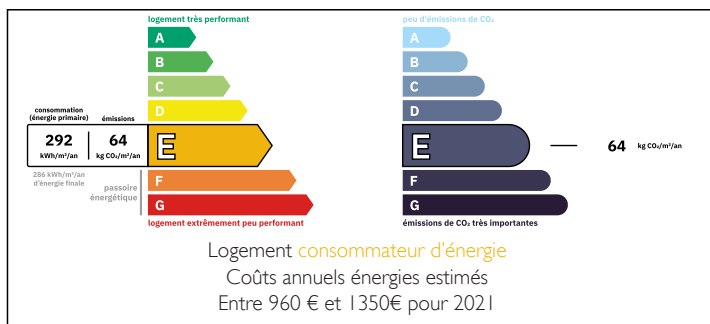
## IN BRIEF

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

Situated in the centre of Biarritz, the two-bedroom apartment is on the first floor of a traditional residence with a lift. Located next to the beach, the residence (but not the apartment) has views of the sea and the famous "Rocher de la Vierge". The "Golf de Biarritz le Phare" is within easy walking distance, as are the town-centre shops and boutiques.

This spacious apartment would be perfect for a small family as a main residence, especially if you work in and around the Côte Basque. It is also an ideal size for a couple who want to live by the sea, or to use...

## ENERGY - DPE



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

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This super two-bedroom apartment is in a beachfront residence in the centre of Biarritz. The apartment comprises a main room with a sitting area and a dining area, an adjacent kitchen area, a bedroom with an en suite bathroom and a second bedroom with an en suite shower room. The property also has a separate storage room of about 2.5m<sup>2</sup>.

The apartment is on the first floor of a characterful residence, which overlooks the beach. Please note that the apartment is at the back of the building, so does not have a view of the beach. The residence has both stairs and a lift up to the first floor.

From the first-floor landing, the front door of the apartment opens into a small entrance hall. Opposite the front door is an opening into the kitchen - and to the left of the front door is the main bedroom.

To the right of the front door, a short corridor leads down into the sunny main room, which has a sitting area and a dining area. The windows face south, so the room feels light and airy all day long.

The adjoining kitchen is partially open plan with the main room.

The main bedroom is to the left of the front door and behind the kitchen. The bedroom has built-in storage cupboards and an en suite bathroom with WC.

The second bedroom is accessible via a door in the main room. This bedroom also has built-in storage cupboards, along...

## LOCAL TAXES

**Taxe foncière: 962 EUR**

## NOTES