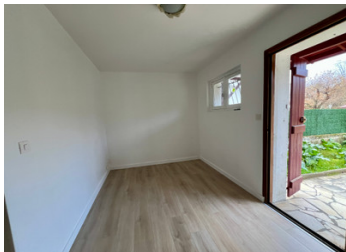


Lake Saint-Pée-sur-Nivelle, charming 1-bedroom apartment of 40 m² with a beautiful 100 m² outdoor space

EXCLUSIVE



INFORMATION

Town:	Saint-Pée-sur-Nivelle
Department:	Pyrénées-Atlantiques
Bed:	1
Bath:	1
Floor:	40 m ²
Outside Space:	100 m ²

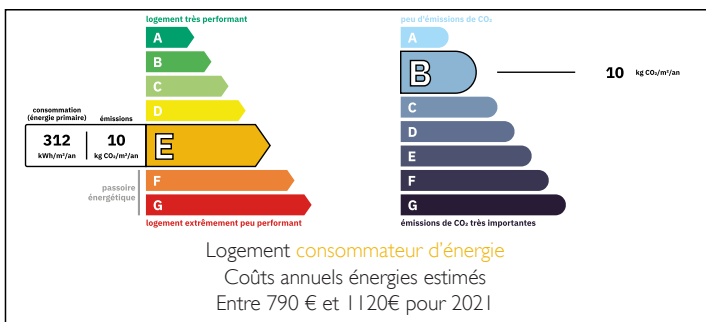
IN BRIEF

COMPROMIS SIGNÉ: In Saint-Pée-sur-Nivelle, in the heart of the Basque Country, close to the lake, this apartment is ideal for a first-time buyer. Located in a small condominium of 4 lots, this charming 1-bedroom apartment of 40 m² consists of a living room, a semi-equipped kitchen, a bedroom, a shower room with a toilet, and a storage/laundry room. The apartment also features a lovely 100 m² outdoor space, perfect for creating a future terrace.

The apartment has been carefully renovated and will be a real favorite for its future owner!

The condominium consists of 4 fully independent lots, each with its private entrance and exclusive outdoor space.

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

COMPROMIS SIGNÉ: In Saint-Pée-sur-Nivelle, in the heart of the Basque Country, close to the lake, this apartment is ideal for a first-time buyer. Located in a small condominium of 4 lots, this charming 1-bedroom apartment of 40 m² consists of a living room, a semi-equipped kitchen, a bedroom, a shower room with a toilet, and a storage/laundry room. The apartment also features a lovely 100 m² outdoor space, perfect for creating a future terrace.

The apartment has been carefully renovated and will be a real favorite for its future owner!

The condominium consists of 4 fully independent lots, each with its private entrance and exclusive outdoor space.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES