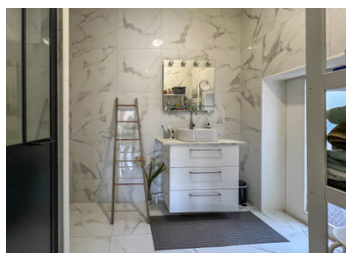


Basque Country, on Lake Saint-Pee-sur-Nivelle, charming renovated T2 bis with terrace and garden + annex



INFORMATION

Town:	Saint-Pée-sur-Nivelle
Department:	Pyrénées-Atlantiques
Bed:	1
Bath:	1
Floor:	55 m2
Outside Space:	131 m2



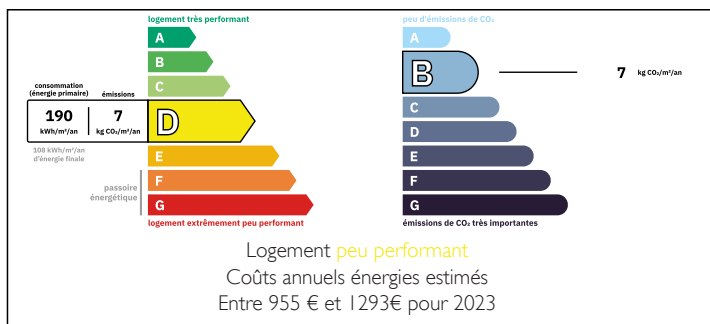
IN BRIEF

In the Basque Country, on Lake Saint-Pee-sur-Nivelle, 20 minutes from Biarritz and 15 minutes from Saint-Jean-de-Luz, ideal for year-round living or as a pied-à-terre, discover this charming T2 bis apartment of 60 m² (55 m² Carrez law), fully renovated and opening onto a cozy 131 m² outdoor space with a 12 m² annex and garden shed.

Located within a self-managed co-ownership, on the ground floor of an elegant Basque building with only four independent units, this delightful retreat has its own private entrance and a lovely outdoor space complete with a pretty terrace and small garden, perfect for entertaining and relaxing. With a separate 12 m² annex and garden shed, it offers additional usable space.

The apartment offers a warm and inviting living space, a cozy living room with a wood-burning

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

Location :

This charming one-bedroom apartment is located in the Pyrénées-Atlantiques department, in the Basque Country, at the lake of Saint-Pée-sur-Nivelle, a vibrant town just 15-20 minutes from the Basque coast.

The lake of Saint-Pée-sur-Nivelle offers a perfect balance between unspoiled nature, leisure activities, and urban amenities.

The proximity to Biarritz and the natural beauty of the Basque Country make it an attractive place to live, with easy access to amenities and leisure activities. The area around the lake offers numerous hiking opportunities, whether in the surrounding hills or exploring the marked trails to discover the region's natural beauty.

Paris by TGV 4 h

Biarritz airport to Paris : 1 h by fly

From Bordeaux : 1 h30 by car

Interior Layout :

This charming apartment comprises a living room of 18.20 m², a fitted and functional kitchen of 8 m², and two adjoining rooms of 12.80 m² and 10.5 m², currently configured as a living room with a wood-burning stove and a bedroom. There is also a lovely shower room with a toilet and an adjoining 5 m² dressing room/laundry room.

131 m² Outdoor Space :

The 131 m² private terrace/garden, complete with a 12 m² outbuilding and a shed, is a major asset for enjoying the mild climate of the Basque Country and provides additional space for storage, a workshop, or other uses.

Advantages:

The apartment has its own private entrance, which offers a sense of privacy and the feeling of a detached house rather than a shared apartment. The apartment, with its...

LOCAL TAXES

Taxe foncière: 619 EUR

Taxe habitation: EUR

NOTES