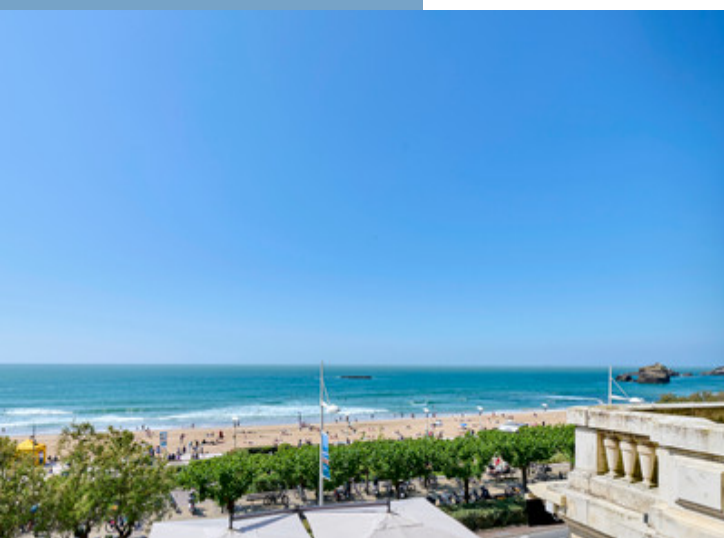




DUPLEX APARTMENT | 115 M2 - PANORAMIC OCEAN VIEW BIARRITZ LA GRANDE PLAGE - CASINO

DUPLEX APARTMENT 115
M2 - PANORAMIC OCEAN
VIEW BIARRITZ LA
GRANDE PLAGE -
CASINO...



PROPERTY FACT FILE	
REFERENCE	A36111CCH64
PRICE	€ 2,100,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (2 000 000 EUR hors honoraires)
BEDROOM	3
BATHROOM	3
ACCOMMODATION	115 m ²
LAND	0 m ²
TOWN	Biarritz
DEPARTMENT	
LOCATION	Town property
TYPE	Appartement, Family Home
CONDITION	Good condition
FEATURES	Mains Drains, Private parking, Close to golf course
*Price based on current exchange rate which is subject to change	



- City-center location
- Panoramic ocean view
- Superb stone building
- Beautiful renovation
- Private parking space 200 meters away

DUPLEX APARTMENT 115
M2 - PANORAMIC OCEAN
VIEW BIARRITZ LA
GRANDE PLAGE -
CASINO...

Ref : A36111CCH64

In one of Biarritz's most prestigious and historic villas, Villa Duchâtel, built at the end of the 19th century by the Count of the same name, this superb Type 4 duplex apartment with a total floor area of 123.65m² (115.06m² loi Carrez) enjoys an exceptional location in the heart of the city center.

DESCRIPTIF

Ground floor:

- Entrance hall with cupboards: 6.51 m² (45.26 m² Loi Carrez)
- Living room/kitchen: 47.64 m² (45.26 m² Loi Carrez)
- Toilet/WC: 1.15 m² (1.15 m²)
- Laundry/storeroom: 3.07 m² (2.67 m² Loi Carrez)
- Bedroom 1: 11.65 m² (45.26 m² Loi Carrez)
- Shower room/WC (bedroom 1): 6.22 m² (6.22 m² Loi Carrez)

1st floor :

- Landing: 6.65 m² (Loi Carrez)
- Bedroom 2: 13.39 m² (10.57 m² Loi Carrez)
- Bathroom WC (bedroom 2): 3.94 m² (10.57 m² Loi Carrez)
- Bedroom 3: 17.66 m² (14.70 m² Loi Carrez)
- Shower room WC (bedroom 3): 5.77 m² (5.77 m² Loi Carrez)

-Private overhead parking

Solid wood parquet flooring

Aluminium glazing and electric roller shutters

Condensing gas heating system

Electric water heater

Fully equipped kitchen with brand-name appliances and Silestone quartz worktops

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36111CCH64>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

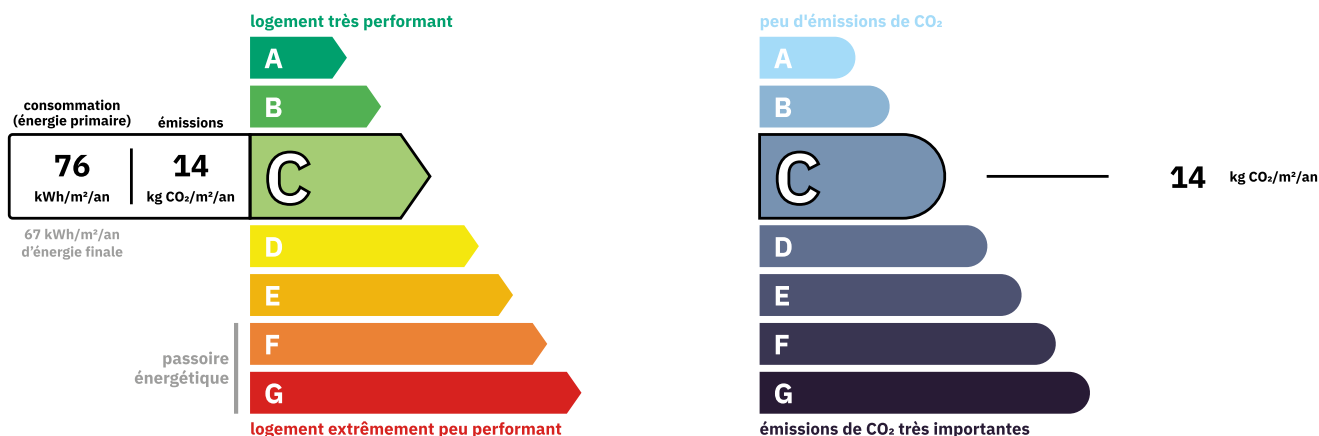
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

DUPLEX APARTMENT I I 5 M2
PANORAMIC OCEAN VIEW
BIARRITZ LA GRANDE PLAGE
CASINO...

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Ref : A36 I I CCH64

ENERGIE-DPE



Property Moderately efficient
Estimated annual energy costs
between 930 € and 1310€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A36 I I CCH64
FILE COMPLETE
AND PHOTOS
ON REQUEST

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