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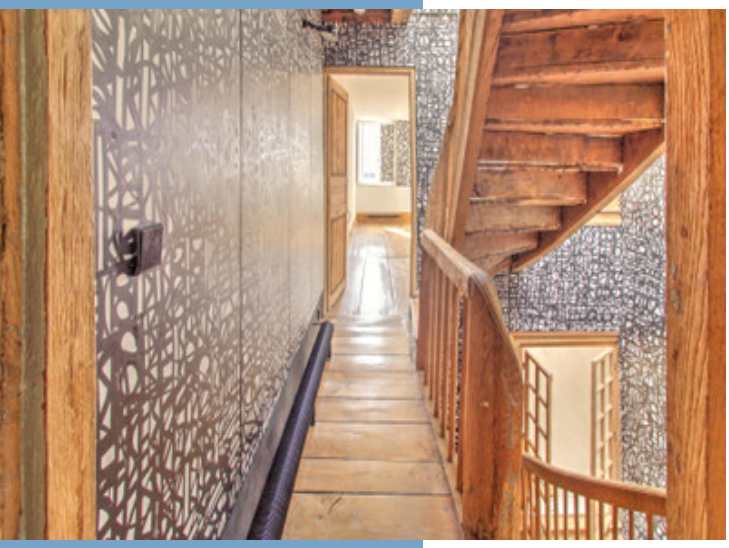
DELIGHTFUL TOWNHOUSE IN HISTORIC BAYONNE + PERFECT FOR A PRIVATE RESIDENCE OR UPMARKET COMMERCIAL PREMISES...

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A47575CEL64
PRICE	€ 990,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (933 963 EUR hors honoraires)
BEDROOM	3
BATHROOM	1
ACCOMMODATION	189 m²
LAND	0 m²
TOWN	Bayonne
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Mains drainage, Close to golf course, Approx 15 km or less from coast

*Price based on current exchange rate which is subject to change





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- Perfect for a private house and/or commercial use
- Many original features and totally unique décor
- Walk to schools, shops, bars, restaurants, market
- Year-round activities for all ages + clubs to join
- Beaches & surfing 10 minutes; skiing 90 minutes

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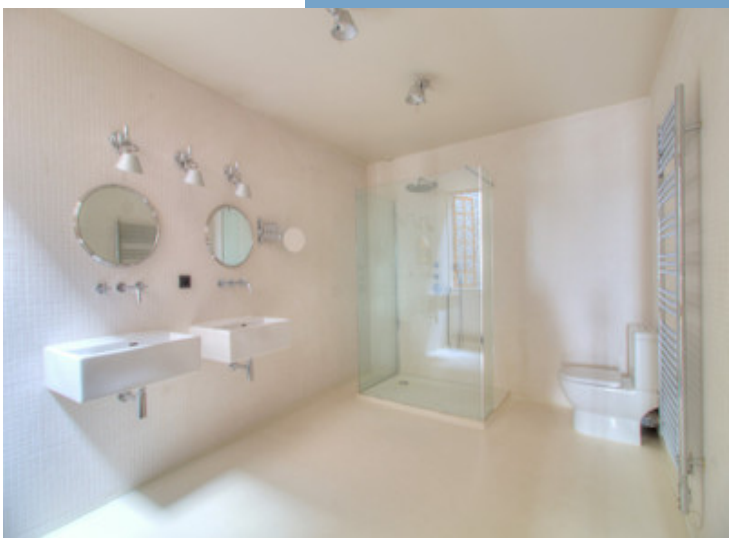
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"Conceived as a work of art", this historic townhouse in the centre of Bayonne is truly a delight!

Dating back to 1730, the house is a glorious fusion of ancient and modern... an ancient oak staircase ascends a stairwell decorated with







DESCRIPTION

...

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 t...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47575CEL64

COMPLETE FILE AND PHOTO ON REQUEST

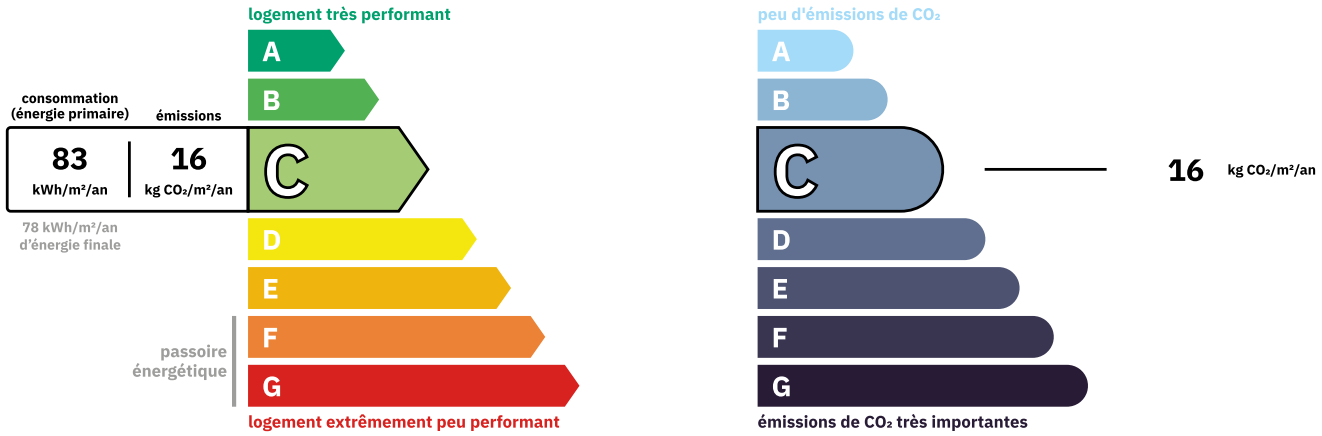
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1578 € and 2134€ for 2021

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 :A47575CEL64

FILE COMPLETE AND PHOTOS ON REQUEST

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