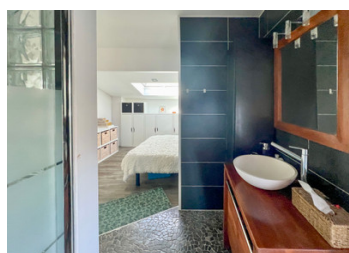


UNDER CONTRACT : Near Bayonne, Haut Boucau,, amenities within walking distance, 3-bedroom house with studio



INFORMATION

Town:	Boucau
Department:	Pyrénées-Atlantiques
Bed:	3
Bath:	2
Floor:	106 m2
Plot Size:	133 m2

IN BRIEF

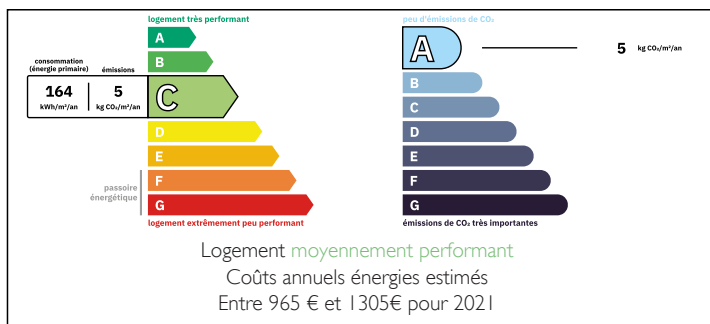
In perfect condition, suitcases ready to move in, close to everything, ideal for a family, living area of 106 m2 (92.43 m2 Loi Carrez) with 3 bedrooms including a master suite of 18.55 m2 + independent studio of 13.75 m2 in a freehold co-ownership of 2 units with a private outside area of 133 m2 + 2 private parking spaces.

The house is composed on the ground floor of an entrance/ release, a vestibule with WC and wash hands and storage, a room of life of about 32 m2, a current equipped kitchen, an office area arranged under the staircase,

Upstairs, a beautiful master suite with Italian shower and dressing room + 2 other beautiful bedrooms + bathroom with toilet

A studio for 2 people with shower and toilet will allow you to accommodate family, friends or exploit it in...

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.



LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Looking for your new nest, in perfect condition, up to date, just your suitcases to ask, at the gates of Bayonne/ anglet/ Biarritz, a few kms from the beaches,, all amenities on foot in a sought after area, you will be seduced by this terraced house of 3 bedrooms including a master suite + independent studio of 13.75 m2 in a free condominium of 2 dwellings with a living area of 106 m2 (92.43 m2 Loi Carrez) with an exterior in private enjoyment of 133 m2 + 2 private parking spaces.

The house is composed on the ground floor of an entrance/ release, a vestibule with WC and wash hands and storage, a room of life of about 32 m2, a current equipped kitchen, an office area arranged under the staircase,

Upstairs, a beautiful master suite with Italian shower and dressing room + 2 other beautiful bedrooms + bathroom with toilet

A studio for 2 people with shower and toilet will allow you to accommodate family, friends or exploit it in rental yield.

Under the air of guinguette, you will enjoy the terrace and its wooden shed

2021 Reversible Air Conditioning

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