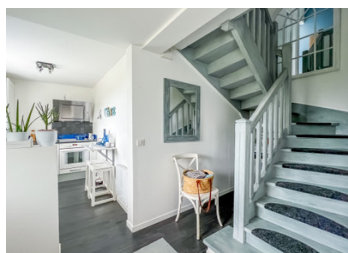


Incredible opportunity Ilbarritz! Sea side, nice house 2 bedrooms, annex, small garden + terrace.



## INFORMATION

Town:	Bidart
Department:	Pyrénées-Atlantiques
Bed:	2
Bath:	1
Floor:	81.85 m2
Plot Size:	130 m2



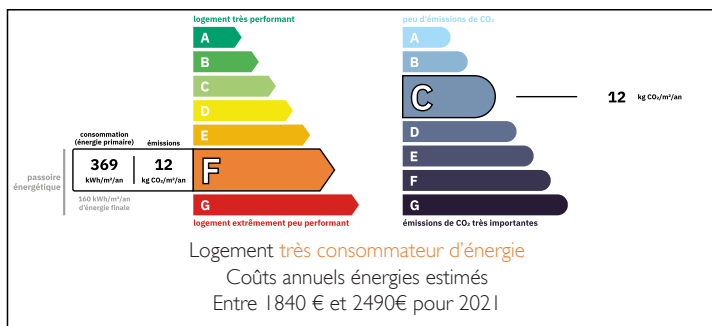
## IN BRIEF

Offer accepted - Seaside mood and cocooning for this charming pied à terre with lovely interior, located in Ilbarritz, emblematic beach of the Basque Coast, a few minutes from the city center of Biarritz. Your future home on 2 levels, includes:

Groundfloor: an entrance/ hallway with storage, left a charming functional open kitchen, furnished and equipped, right a pleasant living space (33.6 m2) living room/ living room facing south/ west, Upstairs : a landing serving 2 pleasant bedrooms with storage space overlooking the Ocean, a bathroom with also views of the Ocean and toilet Outside:

- a parking space for 2 cars + sheltered garden for lounging
  - a laundry room with wc, (7.4 m2 ) independent, useful for laundry, storing or storing surfs, tools etc...
- An ideal place to enjoy the pleasure of living on the beautiful Côte basque!

## 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

null

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



## LOCAL TAXES

Taxe foncière: 881 EUR

Taxe habitation: EUR

## NOTES