

Anglet North, Blancpignon, local shops, close to beaches and forest, your future cozy apartment.



## INFORMATION

Town:	Anglet
Department:	Pyrénées-Atlantiques
Bed:	1
Bath:	1
Floor:	41.04 m2
Outside Space:	66 m2

## IN BRIEF

In the South-West, in France, Anglet is a dynamic coastal city in the Pyrénées Atlantiques (64), known as the "Little California" of the Basque Country.

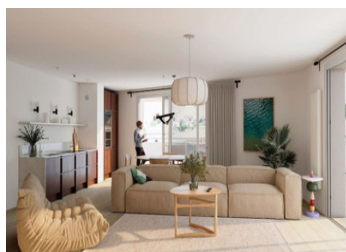
Whether you're looking for a fresh start for the year or a vacation getaway, your future home awaits in this charming real estate project, ideally located in a residential neighborhood near the marina.

Enjoy the convenience of local shops, community services, bus lines, and bike paths.

In less than 5 minutes, you can reach the stunning beaches of Anglet or take a stroll through the Pignada forest, all while being just steps away from Biarritz and Bayonne.

This new program features 12 apartments ranging from T1 to T4, spread across a R+2 building.

Each unit comes with a balcony or terrace, offering views of a beautifully landscaped green space, along with one or two parking spaces.



## ENERGY - DPE

DPE not required.

Let...

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

In Nouvelle-Aquitaine, less than an hour from Spain and 1.5 hours from the ski resorts of the Pyrenees, Anglet on the Basque Coast offers an exceptional living environment. It's perfect for a fresh start, whether as a year-round home, a second residence, or an investment opportunity.

Anglet is a true haven of peace, where nature thrives and outdoor activities abound. Enjoy the pleasures of surfing, refreshing strolls along its beautiful beaches like La Chambre d'Amour, and breathtaking sunsets throughout the year. The lush parks and forests of Pignada and Chiberta provide an idyllic setting for nature lovers.

Close to Biarritz and Bayonne, Anglet offers privileged access to a multitude of festivals, culinary delights, and cultural treasures.

This new real estate program, nestled in the northern part of Anglet in the Blancpignon neighborhood, combines comfort, aesthetics, and modernity. The residence features 12 units ranging from T2 to T4, set in an intimate R+2 building, with 15 underground parking spaces and 5 outdoor visitor spots. Each apartment is designed for enjoyable moments with family and friends, whether on the terrace or balcony, and some even offer access to a garden space.

Located in a peaceful residential area just steps from the banks of the Adour, this address is enchanting for its calm and tranquility, while being close to local services and shops (grocery store, fish market, bakery, newsstand, bank, etc.) and providing immediate access to public transportation.

The harmonious architecture of the residence, with its curved lines, blends seamlessly into...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES