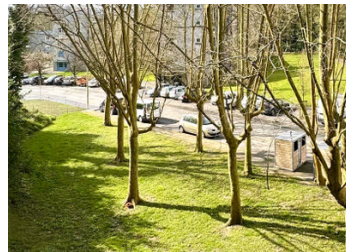


Charming, bright 1-bedroom apartment (44.7 m ) with balcony, near train station + city center



## INFORMATION

Town:	Bayonne
Department:	Pyrénées-Atlantiques
Bed:	1
Bath:	1
Floor:	45 m2
Outside Space:	5 m2

## IN BRIEF

Charming 1-bedroom apartment (44.72 m<sup>2</sup> - Loi Carrez), ideally located in Bayonne, just steps from the train station and city center.

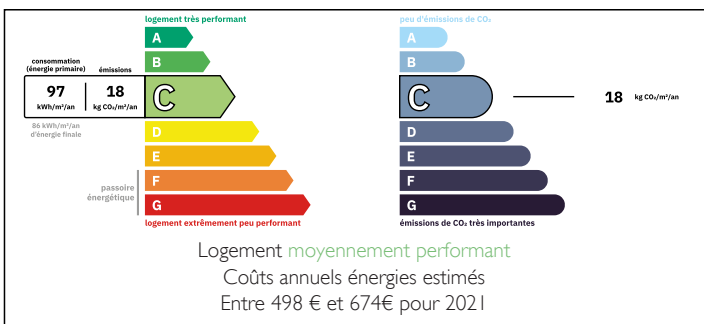
Situated in a well-maintained residence with an elevator, it offers a pleasant living environment with all amenities nearby: a bus stop at the foot of the building and local shops within walking distance.

The apartment features a spacious entrance with large closets, a bright living room with an open kitchen (21 m<sup>2</sup>), opening onto a balcony. The 13.5 m<sup>2</sup> bedroom, with an adjoining walk-in closet, also has direct access to the balcony. A large bathroom with a walk-in shower and toilet completes the property.

A secure underground parking space is included.

Ideal for a first-time buyer or a rental investment.

## 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

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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 habitation: EUR

## NOTES