

## Duplex apartment 115 m2 - Panoramic ocean view Biarritz La Grande Plage - Casino

EXCLUSIVE



## INFORMATION

Town:	Biarritz
Department:	Pyrénées-Atlantiques
Bed:	3
Bath:	3
Floor:	115 m2
Plot Size:	0 m2

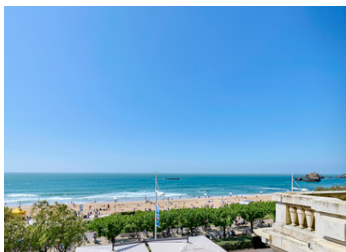
## IN BRIEF

In one of Biarritz's most prestigious and historic villas, Villa Duchâtel, built at the end of the 19th century by the Count of the same name, this superb Type 4 duplex apartment with a total floor area of 123.65m2 (115.06m2 loi Carrez) enjoys an exceptional location in the heart of the city center. A private parking space is included in a nearby residence.

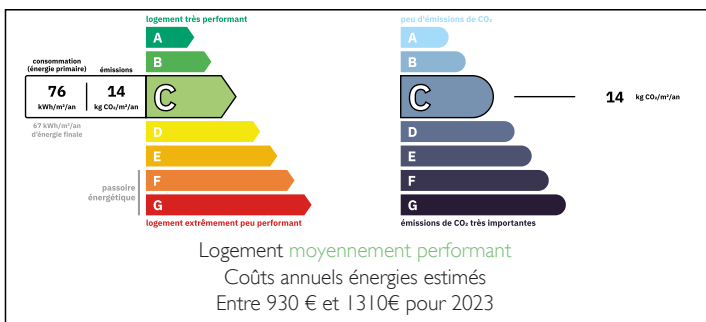
This character apartment has recently been completely renovated, with the emphasis on top-of-the-range materials and meticulous finishing, not forgetting a significant improvement in thermal and acoustic insulation.

It comprises 3 bedrooms, each with its own en-suite shower room with integrated toilet and fitted closets. The open-plan living room/kitchen offers 50 m² of light and space, with an exceptional view of the Grande Plage and the casino !

A storeroom adjoins the kitchen, as does a large entrance hall...

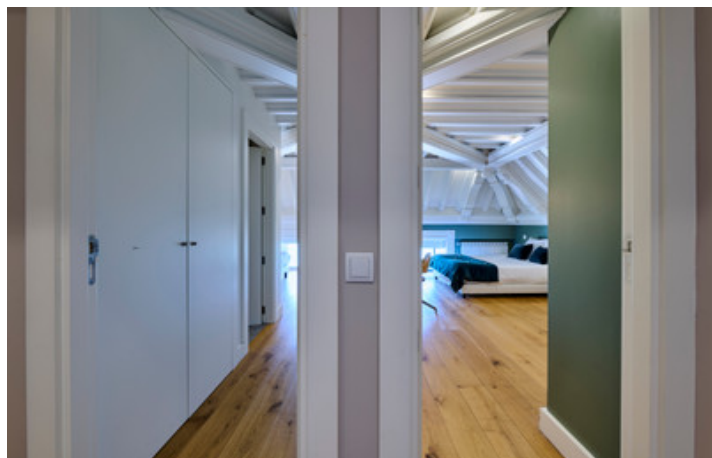


## ENERGY - DPE



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

Ground floor:

- Entrance hall with cupboards: 6.51 m<sup>2</sup> (45.26 m<sup>2</sup> Loi Carrez)
- Living room/kitchen: 47.64 m<sup>2</sup> (45.26 m<sup>2</sup> Loi Carrez)
- Toilet/WC: 1.15 m<sup>2</sup> (1.15 m<sup>2</sup>)
- Laundry/storeroom: 3.07 m<sup>2</sup> (2.67 m<sup>2</sup> Loi Carrez)
- Bedroom 1: 11.65 m<sup>2</sup> (45.26 m<sup>2</sup> Loi Carrez)
- Shower room/WC (bedroom 1): 6.22 m<sup>2</sup> (6.22 m<sup>2</sup> Loi Carrez)

1st floor :

- Landing: 6.65 m<sup>2</sup> (Loi Carrez)
- Bedroom 2: 13.39 m<sup>2</sup> (10.57 m<sup>2</sup> Loi Carrez)
- Bathroom WC (bedroom 2): 3.94 m<sup>2</sup> (10.57 m<sup>2</sup> Loi Carrez)
- Bedroom 3: 17.66 m<sup>2</sup> (14.70 m<sup>2</sup> Loi Carrez)
- Shower room WC (bedroom 3): 5.77 m<sup>2</sup> (5.77 m<sup>2</sup> Loi Carrez)

-Private overhead parking

Solid wood parquet flooring  
Aluminium glazing and electric roller shutters  
Condensing gas heating system  
Electric water heater  
Fully equipped kitchen with brand-name appliances and Silestone quartz worktops

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Co-owned building of 2 units  
Provisional annual charges: 2331€

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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: 1834 EUR

Taxe habitation: EUR

## NOTES