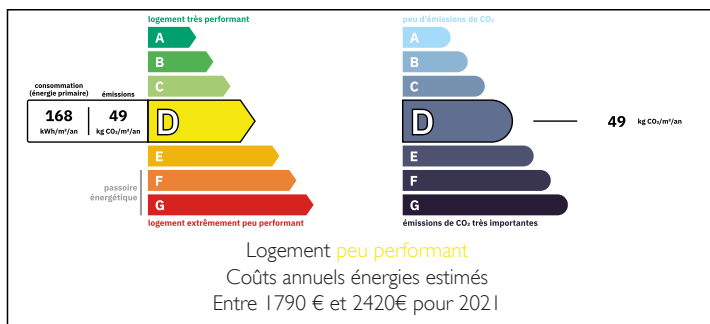


Beautiful comfortable T5 apartment 132.5 m + 80 m extra, 228 m garden, garage, workshop

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Saint-Pée-sur-Nivelle
Department:	Pyrénées-Atlantiques
Bed:	3
Bath:	1
Floor:	132.5 m2
Outside Space:	228 m2

## IN BRIEF

Back on the market with a new price in Saint-Pée-sur-Nivelle.

Just meters from the lake and within 10-15 minutes of the Basque Coast beaches, this 132.5 m² T5 apartment, spread over two levels, offers a pleasant living environment combining nature and convenience in the Basque Country.

Located in a traditional Basque building with only 4 independent apartments, it features a private garden of 220 m², a terrace, and a private balcony accessible from two bedrooms and the living room. A 26.5 m² garage, workshop, fully equipped laundry/boiler room, and a storage area complete the property. A versatile 9.3 m² room can serve as an office or flexible space.

The interior, bright and understated, includes three bedrooms, two of which have water points, a

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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

Back on the market with a new price: Exclusive apartment in Saint-Pée-sur-Nivelle, by the lake.

Just meters from Lake Saint-Pée-sur-Nivelle, this spacious exclusive T5 apartment is back on the market with a new price. Enjoy water sports, hiking on-site, and an ideal location near schools, shops, outdoor activities, and the beaches of the Basque Coast. This is the perfect place to settle in, work remotely, or host family and friends.

Set in an elegant Basque building with only four independent apartments, this 132.5 m<sup>2</sup> apartment, spread over two levels, offers the perfect blend of comfort, light, and space. A peaceful environment for family living year-round or as a holiday retreat.

The apartment offers daily comfort with its bright and welcoming layout. A majestic porch leads to the vestibule, followed by a versatile room, and a functional rear space including laundry, storage, and garage. The upper floor features a fitted kitchen, a spacious 36 m<sup>2</sup> living room, and generous bedrooms. The co-ownership is volunteer-run, with no additional fees, except for the co-ownership insurance.

Key features of this property:

Exterior spaces: A private garden of 220 m<sup>2</sup>, perfect for outdoor relaxation, plus a private terrace and balcony accessible from two bedrooms and the living room to enjoy the beautiful Basque days.

Utility space: A spacious 26.5 m<sup>2</sup> garage, workshop, fully equipped laundry/boiler room, and a storage area with ample shelving for optimal functionality.

Versatile space: A 9.3 m<sup>2</sup> adjacent room,...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES