

## Ciboure Waterfront – Elegant 82 sqm apartment to customise, with veranda, balcony, garage & cellar



## INFORMATION

Town:	Ciboure
Department:	Pyrénées-Atlantiques
Bed:	3
Bath:	2
Floor:	82 m2
Outside Space:	32 m2

## IN BRIEF

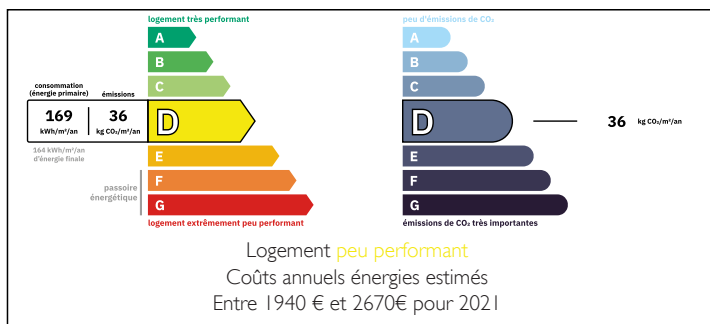
In an elegant Basque house full of timeless charm, this 82 sqm apartment offers a unique opportunity to redesign and personalise your ideal coastal retreat.

Located on the 2nd and top floor, it enjoys a privileged position facing the iconic bay of Socoa, in one of the most sought-after settings of the Basque Coast.

The entrance leads to a corridor serving two adjoining bedrooms of 10 and 14 sqm, both opening onto a long balcony with stunning sea and Fort Socoa views. The kitchen awaits your own design. Two further 13 sqm bedrooms open onto a light-filled veranda and a second balcony.

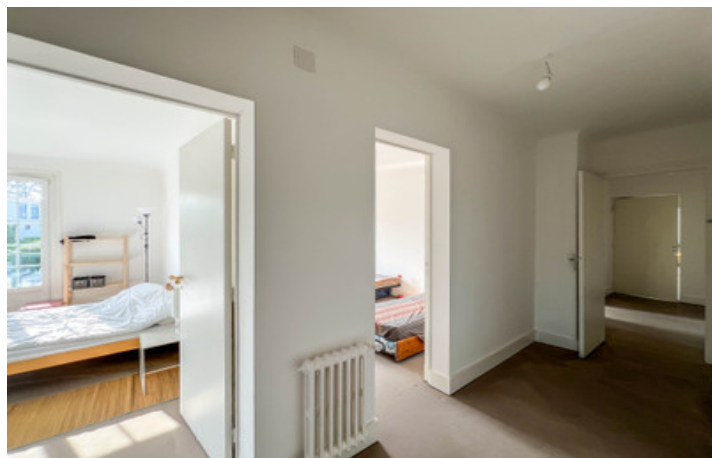
Generous and flexible volumes provide full creative freedom to craft an elegant pied-à-terre or refined second home.

## 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

Set within an elegant Basque residence boasting authentic architecture and timeless charm, this splendid 82 sqm apartment offers a rare opportunity to create a bespoke living space.

The building comprises six units over three levels, with only two apartments per floor, ensuring tranquility and privacy.

Situated on the 2nd and top floor, the property enjoys a privileged position facing the iconic bay of Socoa and Saint-Jean-de-Luz, jewels of the prestigious Basque Coast.

Upon entry, the potential is immediately apparent: a hallway leads to two adjoining bedrooms of 10 and 14 sqm, both opening onto a long balcony with panoramic sea and Fort Socoa views.

On the opposite side, two further 13 sqm bedrooms open onto a bright veranda and a second balcony, providing a pleasant separation of living spaces. The kitchen awaits your personal design.

Generous, flexible volumes allow for multiple configurations, ideal for crafting a refined pied-à-terre or an elegant second home in a sought-after coastal setting.

Completing this rare property are a private enclosed garage of 14.4 sqm, an 8.7 sqm space to be customised, and a cellar, all located on the ground floor.

Within walking distance: beaches, marina, shops, restaurants, and coastal trails.

Nearby: renowned golf courses, Spain, Biarritz, and its international airport.

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Co-owned building of 4 units

Provisional annual charges: 1350€

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Information about risks to which this property is

## LOCAL TAXES

**Taxe foncière: 2269 EUR**

**Taxe habitation: EUR**

## NOTES