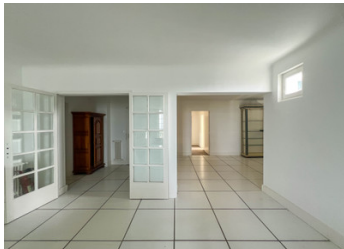


Elegant 87 sqm Apartment with Breathtaking Bay Views terrace 23 sqm and Garage



INFORMATION

Town:	Ciboure
Department:	Pyrénées-Atlantiques
Bed:	2
Bath:	1
Floor:	87 m2
Outside Space:	23 m2



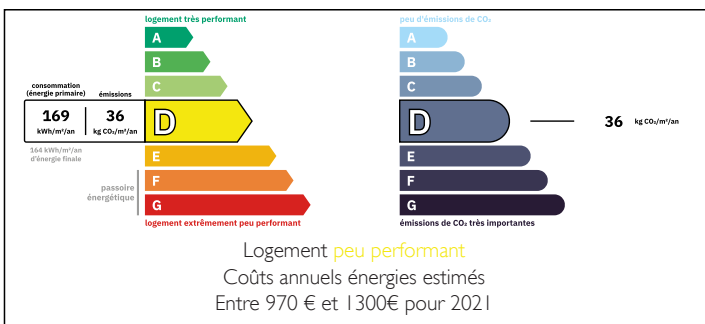
IN BRIEF

Exceptional location on the Basque Coast – Seafront apartment with panoramic ocean views. In the heart of Ciboure, just across from the bay of Saint-Jean-de-Luz and the iconic Fort Socoa, this rare 87 sqm apartment is situated on the 2nd floor of an intimate 6-unit residence.

Bathed in natural light, the spacious living room, 31 sqm, opens onto a magnificent 23 sqm south-facing terrace overlooking the ocean. It features an equipped kitchen, shower room, separate WC, and flexible spaces to be reconfigured into bedrooms. A private garage and a ground floor space, 8.7 sqm (to be repurposed) complete the property.

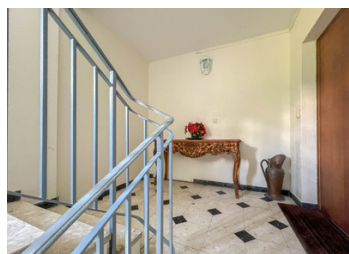
Within walking distance: beach, shops, marina, restaurants, and coastal paths. Prime location near golf courses, Spain, and only minutes from Biarritz.

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

In an elegant Basque residence full of preserved charm, comprising just six apartments spread over three levels, each landing serves only two units, ensuring peace and privacy.

Situated on the 2nd and top floor, this apartment enjoys an exceptional location facing the enchanting bay of Socoa and Saint-Jean-de-Luz.

From the moment you enter, the tone is set: generous volumes, abundant natural light, and an ever-present sea view.

The spacious 31 sqm living room, flooded with light, opens onto a large terrace perfect for moments of contemplation overlooking the ocean.

An adjacent area to the living room can be transformed into a bedroom or office space.

Next to it, an 18 sqm room with sea views offers great potential to become a master suite. The apartment also includes a fitted kitchen, a shower room, and separate toilets.

On the ground floor, a private closed garage of 14 sqm provides access to an 8 sqm space to be adapted as you wish (workshop, storage, bike room, or studio).

A rare property in a sought-after location, combining charm, views, and potential.

Within walking distance: beach, marina, shops, restaurants.

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

Co-owned building of 3 units

Provisional annual charges: 1300€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

NOTES