

Bidart - Beaches of Guéthary area – 10 mins of Biarritz - charming 3-bedroom duplex, 78 sqm + balcony & cellar



INFORMATION

Town:	Bidart
Department:	Pyrénées-Atlantiques
Bed:	3
Bath:	1
Floor:	67 m2
Plot Size:	0 m2

IN BRIEF

In Bidart, on the edge of Guéthary, enjoy a highly sought-after lifestyle with walking access to the village center, the famous Parlementia beach and surf spot, as well as local shops.

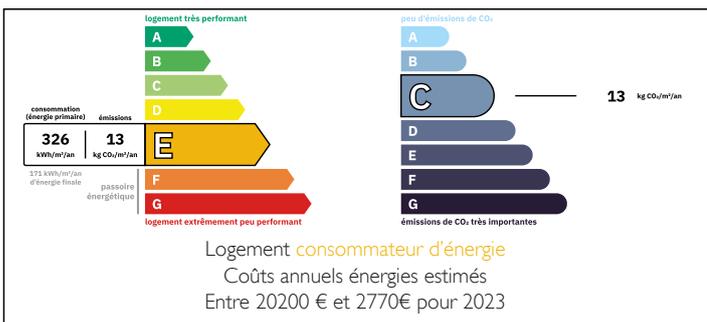
Set within a small self-managed condominium and benefiting from its own independent entrance, this charming duplex T4 apartment occupies the first and top floor of an elegant character building, offering lovely sea views.

With a total floor area of 78.67 sqm and a balcony, the apartment stands out for its harmonious blend of original hardwood floors and exposed stone walls, creating a warm and authentic atmosphere.

The first level features a bright living area with an open, functional and welcoming kitchen, a bedroom or office, and a separate WC.

Upstairs, two additional bedrooms—one with sea views—and a spacious attic-style bathroom provide

ENERGY - DPE



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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

Layout details:

First floor:

Living room / kitchen: 27.69 sqm

Bedroom or office: 9.29 sqm

Separate WC

Storage room

Upper floor:

Bedroom 2 with sea view: 13.31 sqm (floor area)

Bedroom 3: 10.12 sqm

Bathroom with WC: 12.7 sqm (floor area)

Electric heating

Annual charges: €330

Co-owned building of 6 units

Provisional annual charges: 330€

Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: **630 EUR**

Taxe habitation: **EUR**

NOTES