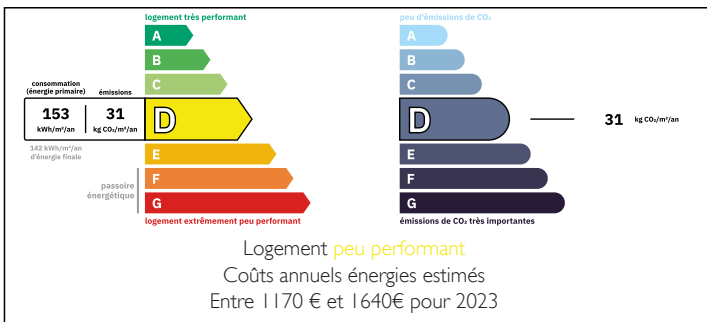


Saint-Jean-de-Luz, Côte Basque, charming renovated townhouse 78 m2 with garden, proximity to city centre

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Saint-Jean-de-Luz
Department:	Pyrénées-Atlantiques
Bed:	3
Bath:	1
Floor:	78 m <sup>2</sup>
Plot Size:	256 m <sup>2</sup>

## IN BRIEF

Nestled in the heart of the French Basque Country, just a few kilometers from Spain, this charming 78 sq m terraced townhouse, carefully renovated, offers a privileged living environment just minutes from the town center, the train station, and the famous Grande Plage beach of Saint-Jean-de-Luz.

It combines practicality with coastal charm. Bathed in natural light, the property boasts a functional and harmonious interior.

The ground floor comprises an entrance hall with storage and a WC, a bright, open-plan living area with a lounge, dining area, and fully equipped American-style kitchen, opening onto a sunny terrace and a private garden.

Upstairs, there are three bedrooms with built-in storage, one of which offers views of La Rhune mountain, and an elegant bathroom with a walk-in

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

House renovation in 2019

Mains gas heating - boiler installed in 2019

Electric gate / Facade renovation / Terrace in 2023

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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: 886 EUR**

## NOTES