

At the lake, like a house with a garden of 228 m2, a luxurious 132.5 m T5 apartment + garage + workshop....

EXCLUSIVE

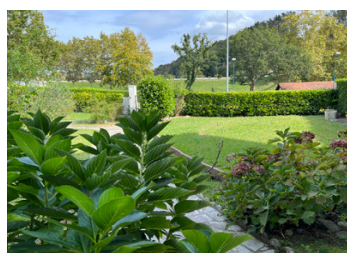
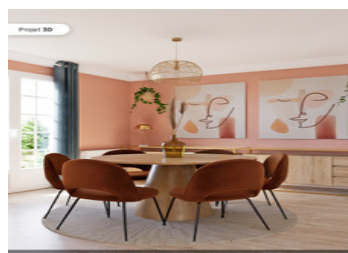
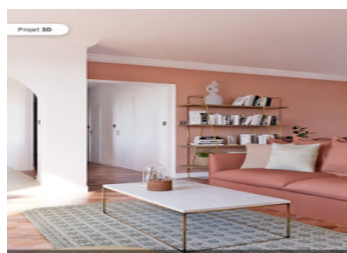


INFORMATION

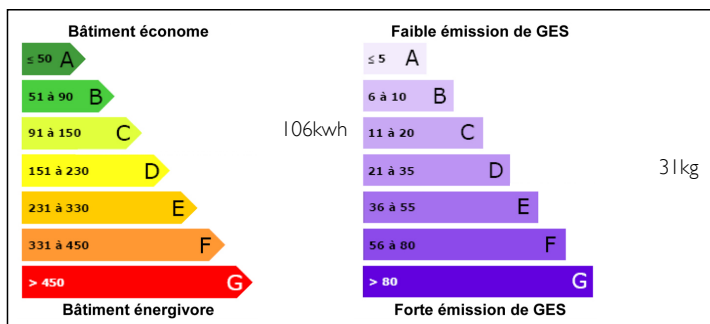
Town:	Saint-Pée-sur-Nivelle
Department:	Pyrénées-Atlantiques
Bed:	3
Bath:	1
Floor:	132.5 m2
Outside Space:	228 m2

IN BRIEF

Located on the stunning shores of Lake St-Pée, just 15/20 minutes away from the Basque coast, Biarritz, and St Jean de Luz, lies a tranquil condominium offering an ideal living environment, blending functionality, comfort, and charm, comprised of only four independent apartments. Among them, stands out a spacious T5 apartment, spread over two levels, offering a living space of 132 square meters and approximately 80 square meters of usable area. With two private entrances, this apartment opens up to a generous outdoor area of 228 square meters, including an exclusive garden and courtyard, along with a balcony and terrace. A peaceful and natural setting, in close proximity to amenities and the delights of the Basque coast, perfects this harmonious ensemble.



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

Nestled in the heart of the natural charm of Lake St-Pée-sur-Nivelle, in the sublime Basque Country, just a short 15/20-minute drive from the stunning Basque coast, discover your future family or second home.

Within an elegant Basque building, housing only four completely independent apartments, stands out this T5 apartment, combining comfort, spaciousness, brightness, over two levels.

The advantages of this property are numerous:

- Outdoor Spaces: Enjoy a private garden of 220 m², perfect for outdoor relaxation, as well as a private terrace and balcony offering magnificent views.
- Utility Spaces: Benefit from a spacious garage of 26.5 m², accompanied by a workshop and a well-equipped laundry/utility room, as well as a storage room with multiple closets, providing ample storage space.
- Flexibility of Use: An adjoining room of 9.3 m² offers the flexibility of a home office or versatile space according to your needs.
- Interior Design: The living spaces are bright and spacious, with charming architectural details such as ceiling moldings and authentic floor tiles.
- Configuration: Three comfortable bedrooms, each with clever storage solutions and two with their own en-suite shower rooms, offer plenty of space to accommodate family or friends.
- Volunteer Condominium: No Additional Charges: No additional charges weigh down this property, except for the proportional condominium insurance.

At the entrance of this exclusive residence, a private driveway leads to a spacious garage, offering a discreet first entrance, while a gate reveals a private garden of 220 m², your future relaxation spot.

As soon as you cross...

NOTES