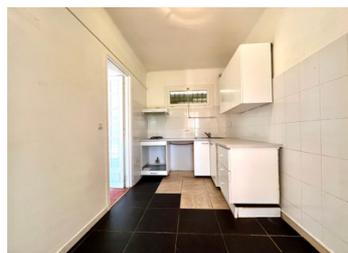


Exclusive: By the lake, charming 55m2 T2 bis with terrace/garden of 130m2 sheltered from view + outbuilding

EXCLUSIVE



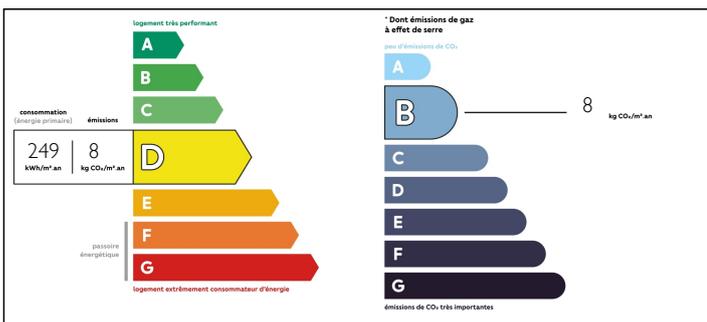
INFORMATION

Town:	Saint-Pée-sur-Nivelle
Department:	Pyrénées-Atlantiques
Bed:	2
Bath:	1
Floor:	55 m2
Outside Space:	130 m2

IN BRIEF

Exclusive: In the Basque Country, located at Lake St Pee sur Nivelle, this T2 bis apartment of 55 m2 (Carrez law) just 20 minutes from Biarritz, is an excellent opportunity for first-time buyers, couple or individual. Within a beautiful, stately traditional building divided into 4 entirely independent units, with a private entrance, the ground floor apartment offers comfortable living space. The private terrace/garden of approximately 130 m2 is a major asset, providing an outdoor living area to relax or entertain friends and family away from prying eyes. The annex of 12 m2 and the cellar provide additional storage space or workshop area

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

Location:

This charming T2 bis is located in the Pyrénées Atlantiques, in the Basque Country, at Lake St Pee sur Nivelle, a dynamic town located 15/20 minutes from the Basque Coast. Lake Saint-Pée sur Nivelle offers a perfect balance between preserved nature, leisure activities, and urban amenities. The proximity to Biarritz and the natural beauty of the Basque Country make it an attractive place to live, with easy access to amenities and leisure activities. The surroundings of the lake offer numerous hiking possibilities, whether in the surrounding hills or exploring marked trails to discover the natural beauty of the region.

Interior Layout:

This pleasant apartment includes a living room opening onto the terrace through a French window, a semi-fitted kitchen, 2 bedrooms with access to the outside in a row, one of which can serve as a second bedroom or office or lounge, a shower room with toilet, and an adjoining cellar.

Advantages:

The fact that the apartment has its own private entrance is an advantage, offering some privacy and a feeling of individual house rather than a condominium apartment. The apartment open to the outside presents a modular layout and brightness creating a pleasant and welcoming atmosphere and allowing to enjoy natural light. With a surface area of 55 m², the apartment offers comfortable space. The private terrace/garden of approximately 130 m² is a major asset to enjoy the climatic sweetness of the Basque Country. The independent annex of 12 m² and a cellar of approximately 5 m²...

NOTES