

## CHIC APARTMENT WITH VIEWS OF SEA & ST-JEAN-DE-LUZ + IN A HOLIDAY COMPLEX WITH POOL + NEAR CIBOURE GOLF COURSE



### INFORMATION

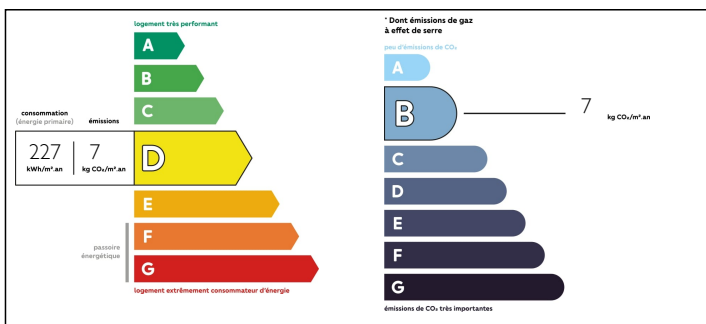
Town:	Saint-Jean-de-Luz
Department:	Pyrénées-Atlantiques
Bed:	2
Bath:	2
Floor:	54 m2
Outside Space:	5 m2



### IN BRIEF

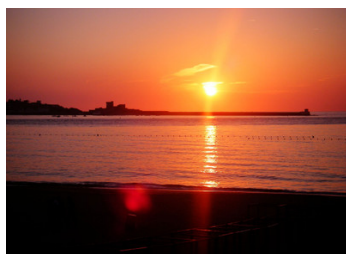
Buy a little bit of Belle Époque history with this superb seaview apartment, which overlooks the wonderful beach resort of St-Jean-de-Luz and its bay. Situated in a peaceful location in Ciboure, the two-bedroom apartment is on the top floor of a gorgeous 19th-century Basque villa, which now forms part of a luxury three-star holiday complex with a heated swimming pool and other amenities. The complex also borders Ciboure golf course - and the clubhouse is just a short stroll away from the apartment. Please note that the current owner has a commercial lease agreement with the holiday complex, which can be terminated by the new owner, if desired, in September 2025 (an option available to the owners every three years). If you decide to cancel the agreement in September 2025, you will be free to use the apartment as a permanent/second home from then on!

### 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.



## LOCAL TAXES

**Taxe foncière: 962 EUR**

## NOTES

## DESCRIPTION

This two-bedroom apartment is a delight! Currently producing a good, secure income from a commercial lease, the purchaser has the option of taking it back in September 2025 as a main residence or holiday home for their private use.

The apartment is situated on the second floor of a nineteenth-century Basque villa, which now forms part of a three-star holiday complex next to the golf course in Ciboure.

The complex is set in private landscaped grounds with a superb heated swimming pool, a children's paddling pool, a children's play area and several parking areas. The reception area is on the ground floor of the villa, along with a bar and a cosy sitting area.

The apartment is on the second (top) floor of the villa (no lift). The front door opens into a small entrance hall with storage cupboards, which leads into a sunny main room with a sitting area, a dining area and a kitchen.

French doors in the main room open out to a wooden balcony where you can sit and enjoy views of the sea and the town of St-Jean-de-Luz. There are also views of the swimming pool, the grounds and the River Nivelle.

The apartment's two bedrooms are accessible from the entrance hall. Both bedrooms have built-in wardrobes - and the master bedroom has a lovely view of the sea! There is also a bathroom with a bath and a vanity unit, and a shower room with a shower, a vanity unit, a WC...