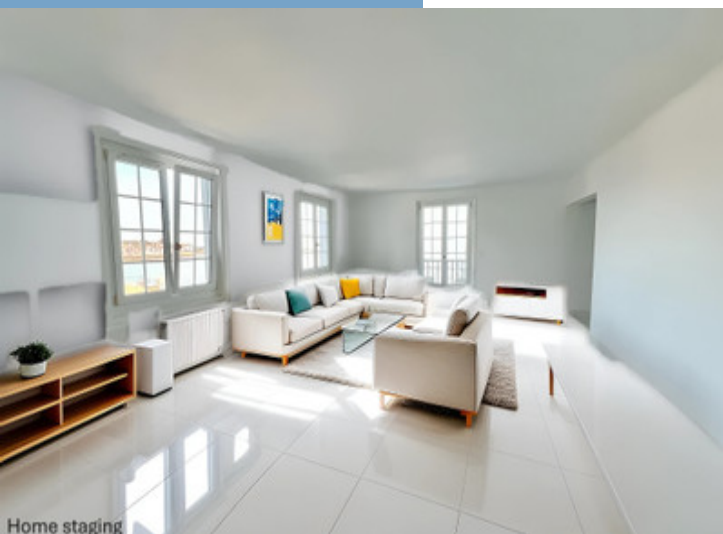




SEAFRONT, CIBOURE BAY / SOCOA BEACH,
EXCEPTIONAL 7-ROOM APARTMENT 177.5 M² + 2
GARAGES + 2 CONVERTIBLE SPACES

SEAFRONT, CIBOURE BAY /
SOCOA BEACH,
EXCEPTIONAL 7-ROOM
APARTMENT 177.5 M² + 2
GARAGES + 2 CONVERTI...



Home staging



PROPERTY FACT FILE

REFERENCE	A34397MLR64
PRICE	€ 1,489,500 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (1 430 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	3
ACCOMMODATION	177.52 m ²
LAND	55 m ²
TOWN	Saint-Jean-de-Luz
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	Good condition
FEATURES	Garage, Private parking, Close to golf course

*Price based on current exchange rate which is subject to change



- Waterfront, First Line, 180° Sea View
- Spacious and bright with generous volumes, elegant
- Garages, Parking Spaces, Cellar
- 2 Convertible ground floor spaces
- Beaches, shops, and Port within walking distance

SEAFRONT, CIBOURE BAY
/ SOCOA BEACH,
EXCEPTIONAL 7-ROOM
APARTMENT 177.5 M² + 2
GARAGES + 2 CONVERTI...

Ref : A34397MLR64

South-West, Socoa, in the heart of the magnificent Basque Coast, this exceptional apartment enjoys a privileged location, offering breathtaking panoramic views of the bay of Ciboure and Saint-Jean-de-Luz from its terraces, balcony, and veranda.

DESCRIPTIF

Exceptional location: In the heart of the beautiful Ciboure Bay, facing the legendary Fort de Socoa, this apartment enjoys an ideal location just minutes from the historic center of Saint-Jean-de-Luz, the iconic city of Biarritz, and a few kilometers from Spain, nestled in a natural setting at the heart of the Basque Coast.

Between the Atlantic Ocean and the lush mountains, it offers privileged access to family-friendly beaches, picturesque fishing ports, and lively local markets, providing a unique living environment that blends Basque tranquility, culture, and nature. This family-friendly destination perfectly combines relaxation, adventure, and exploration: lounging by the water, hiking along the coastal trail, escaping to the authentic Basque villages like Espelette and Ainhoa, or surfing on the legendary Atlantic waves.

Facing the ocean, this elegant apartment offers exceptional panoramic views of over 180°, to be enjoyed from its terraces, balcony, or veranda. A truly natural spectacle, with breathtaking sunrises and sunsets, to be admired throughout the seasons.

Bathed in light and with generous spaces, the apartment offers optimal comfort and a warm atmosphere, with elegant and refined style. It consists of:

A spacious and welcoming entrance.

A 50 m² living room/loggia, flowing through to a 23 m² terrace with an unobstructed view of the ocean, separated from the dining room by a sliding glass door.

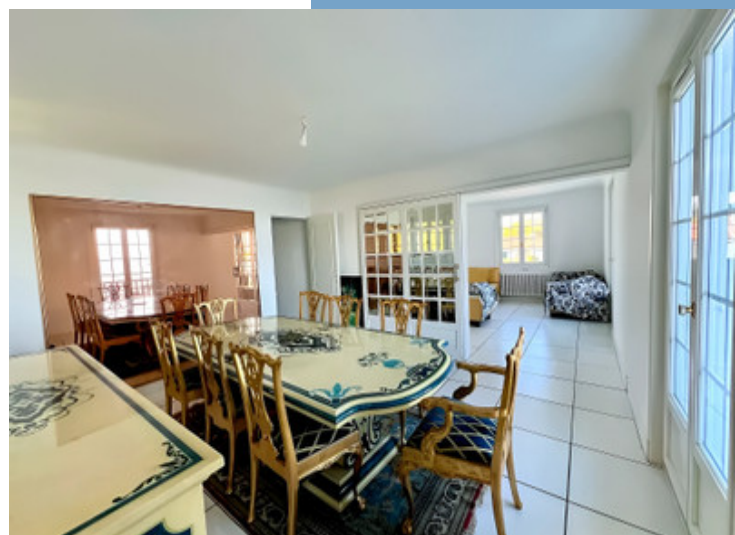
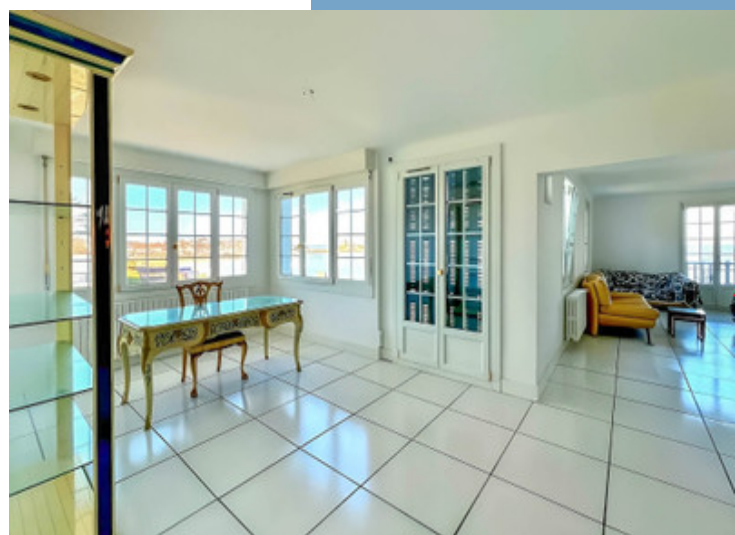
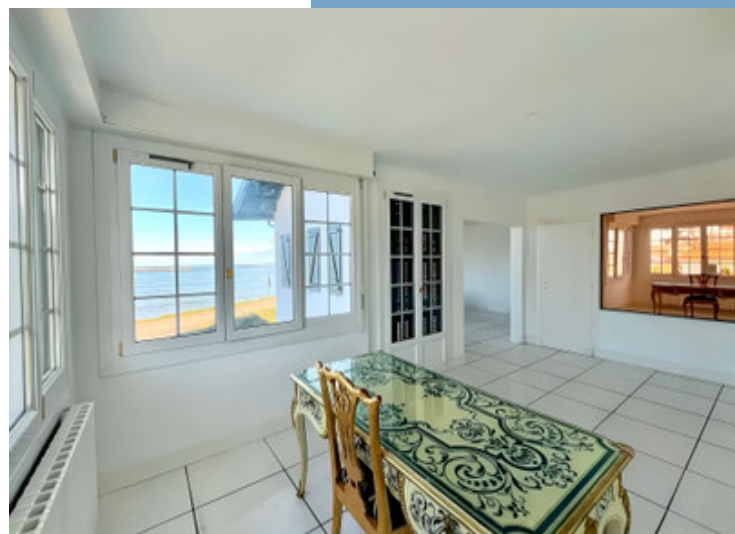
An elegant dining room of 18.3 m².

A functiona

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34397MLR64>

COMPLETE FILE AND PHOTO ON REQUEST

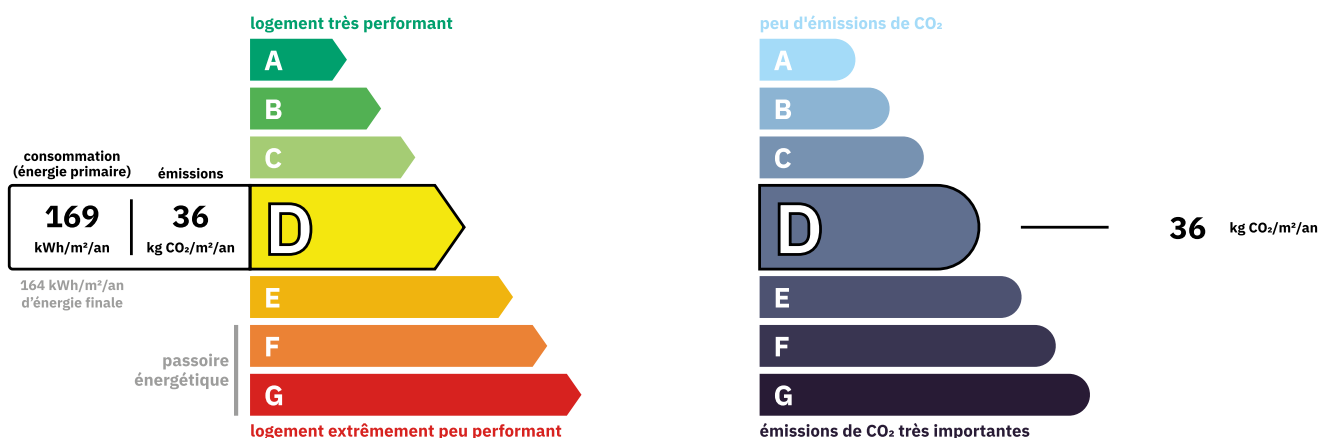


SEAFRONT, CIBOURE BAY /
SOCOA BEACH,
EXCEPTIONAL 7-ROOM
APARTMENT 177.5 M² + 2
GARAGES + 2 CONVERTI...

Ref : A34397MLR64

ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Poorly efficient**
Estimated annual energy costs
between 1940 € and 2670€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A34397MLR64
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr