



## Maison au coeur de Biarritz.



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 2,476,673.28

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Biarritz
CEP:	64200
Adicionado:	20/02/2026

#### Informação adicional:

In Biarritz's Golden Triangle, a stone's throw from the Hotel du Palais and the Grande Plage, lies a magnificent Basque house with strong character, offering approximately 320 sq m of gross floor area and significant renovation potential with several layout options. The town hall may authorize mixed use (residential and/or commercial), an attractive opportunity with two possible projects. The first project is an architect's proposal is a house spread over three levels. The living area could reach 210 sq m and include an entrance hall, a triple living room, a large dining room, a kitchen/dining room, a laundry room, a pantry, a grocery area, a gym/cinema room, and a wine cellar. Upstairs, a sleeping area of approximately 90 sq m could accommodate four master suites with dressing rooms and bathrooms, for a total of five toilets. The exterior features a beautiful terrace accessible from the living area and a 40 sq m space in front of the house. A 45 sq m double garage can accommodate two large vehicles as well as motorcycles and bicycles. Second project is business conversion: possible transformation into commercial premises (previous use), with a flexible space suitable for offices, a high-end gym, a medical practice, a guesthouse, etc. The strategic location and available space make it a sound investment for both commercial and heritage purposes. Personalized support for financing and renovations (broker and architect) is offered. Energy Performance Certificate (EPC) not required. Heritage investment, prime location.

Construído:	1900
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### Comum

Quartos de dormir:	4
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Banheiro:	2
Pés quadrados acabados:	320 m <sup>2</sup>
Tamanho do lote:	196 m <sup>2</sup>
HOA dues per month:	EUR 52

### Room details

Total rooms:	10
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### Utility details

Heating Fuel:	Electric
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### Building details

Parking:	Sim
Number of Garages:	1
Número de pisos:	1

### Lease terms

Date Available:	
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### Informação adicional

URL do site:	<a href="http://www.arkadia.com/TXNV-T28815/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/TXNV-T28815/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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### Contact information

IMLIX ID:	8C55F7110F354470
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