



## Quartier Saint Charles - Maison divisée avec parking



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 819,318.24

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Биарриц
Почтовый индекс:	64200
Добавлено:	19.03.2026

#### Описание:

In the historic Empress Eugenie district, within easy reach of shops, schools, transport, and amenities, discover this charming 1911 house, divided into two apartments and forming a small co-ownership. The private entrance opens onto a 20 sq m courtyard. The ground floor comprises an entrance hall, a living room, a separate kitchen with access to an 8 sq m patio, and a separate WC. Upstairs, the landing leads to three good-sized bedrooms (9.13 sq m / 12.14 sq m / 16.50 sq m) and a bathroom. Significant renovation work will be required. Our architect (Romain GIL) proposes a project: opening up the walls between the entrance, living room, and kitchen to create a living space of approximately 45 sq m. This layout will maximize natural light and offer greater versatility for dining and relaxation areas. Upstairs, a planned redistribution would create three bedrooms and two bathrooms with toilets, thus optimizing the sleeping space and accommodation capacity. The property boasts considerable charm: high ceilings and period features to be preserved. Finally, a private and secure parking space is available a short walk away, and Miramar Beach and the lively pedestrian square are home to some of the city's most renowned food shops are a 5-minute walk.

Построен:	1911
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### Общие

Спальни:	3
Ванные комнаты:	1
Готовые кв.м.:	93 кв м
HOA dues per month:	EUR 67



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## Room details

Total rooms: 4  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Gas

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 314

## Building details

Parking: да  
Количество этажей: 1

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [http://www.arkadia.com/TXNV-T29796/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T29796/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: DE5E6F8083284F4E

