



## Maison sans travaux - Beaurivage !



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 1,948,540.12

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Biarritz
Posta kodu:	64200
Yayınlandı:	12.01.2026

### Açıklama:

Less than 5 minutes walk from the city center and the Cote des Basques. Perfectly placed to enjoy all amenities on foot (beach, shops, schools). Come and discover this magnificent house consisting of the main part with a usable surface area of 150.71 m<sup>2</sup> (117.29 m<sup>2</sup> Habitable) + adjoining T2 with a surface area of 41.57 m<sup>2</sup> Habitable, for a total surface area of 192.28 m<sup>2</sup> Usable (158.86 m<sup>2</sup> Habitable). The main part of the house is composed of: - On the 1st floor, entrance with access to the living room / dining room with kitchen / dining area (34 m<sup>2</sup>), a bedroom with shower room, 1 office and a separate toilet. - Upstairs, a landing leading to a relaxation lounge (20 m<sup>2</sup>), 2 large master suites (2 shower rooms) and plenty of storage space. Cupboards complete the property with a separate toilet. - The T2 is on the first floor of the house, which can be fully opened onto the rest of the house. Consisting of: an entrance to a living room with fitted kitchen totalling a space of 25.58 m<sup>2</sup>. A bedroom, 1 shower room and separate toilet. No exterior provided with the house, but a major asset with its 2 garages 86 m<sup>2</sup> + 13 m<sup>2</sup> which can accommodate 4 vehicles + scooters + bicycles + surfboards and with a laundry area. The ceiling height will also allow you to plan a large mezzanine for additional storage. Ideal for a family with the possibility of renting the T2 (separate entrance) or of mixing a professional activity. - Renovation and roof redone - Ten-year guarantee for all craftsmen - Quality materials with supporting invoice - Reversible air conditioning with heat pump - Modern interior renovation done by an architect Possibility of bringing the house back into a single dwelling with a living room of 60 m<sup>2</sup> + separate kitchen, 5 bedrooms, 5 bathrooms with 2 separate toilets. Plans and virtual tour on request. To visit with the Selection Ocean Agency.

Yıl:	1980
------	------



## Genel Bilgiler

Yatak odası: 5  
Bitmiş metrekare: 192 m2

## Room details

Total rooms: 8  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Electric

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 151

## Building details

Number of Garages: 1  
Kat Sayısı: 2

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si: [http://www.arkadia.com/TXNV-T26974/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T26974/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: F5A3D34F7DF34522

