

Appartement Biarritz 173 m²



PRIX DE VENTE : 2 017 600 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

DESCRIPTION

BIARRITZ – OCEANFRONT – EXCEPTIONAL APARTMENT WITH SPECTACULAR VOLUMES

Ideally positioned facing the Atlantic Ocean, within one of Biarritz's most iconic and sought-after addresses, this outstanding 173 sqm reception apartment is set in a prestigious residence with preserved character, featuring an elevator and impeccably maintained common areas.

From the moment you step inside, the grandeur of the volumes is immediately apparent. Impressive ceiling heights, elegant sightlines and a masterful layout lend the property a rare sense of distinction. The charm of the period architecture has been beautifully preserved: original parquet flooring, refined moldings, and harmonious proportions reflect a remarkable architectural heritage presented in exceptional condition.

The spacious living and reception room offers a permanent and captivating ocean backdrop. Flooded with natural light through expansive openings, the space showcases the ever-changing hues of the Atlantic throughout the day. A balcony extends the living area, providing a privileged setting to admire panoramic views stretching between sea and sky.

The generously sized and tastefully appointed kitchen also benefits from its own more intimate balcony, ideal for private moments away from view.

The night quarters comprise three generously proportioned bedrooms, each with its own en-suite shower room. A fitted dressing room completes the layout with both elegance and functionality.

A private cellar further enhances this property.

Rare for its scale, distinguished by the purity of its architecture, and unique for its direct ocean views, this apartment embodies an exceptional lifestyle in the heart of Biarritz, just steps from the beaches, the Halles market, and the town's finest addresses.

This exceptional property is presented by Allison OTIN

Sale price: €2,017,600 including €77,600 in buyer's fees (i.e. 4% incl. VAT).

Price excluding fees: €1,940,000.

Energy rating: D

Greenhouse gas rating: D

Estimated annual energy costs: between 2300 € and 3160 €.

Property subject to co-ownership.

Number of units: 5

Annual charges: 3289. No ongoing legal proceedings.

Information regarding potential risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

Discover all our properties at: hossegor.immoba.fr



CARACTÉRISTIQUES

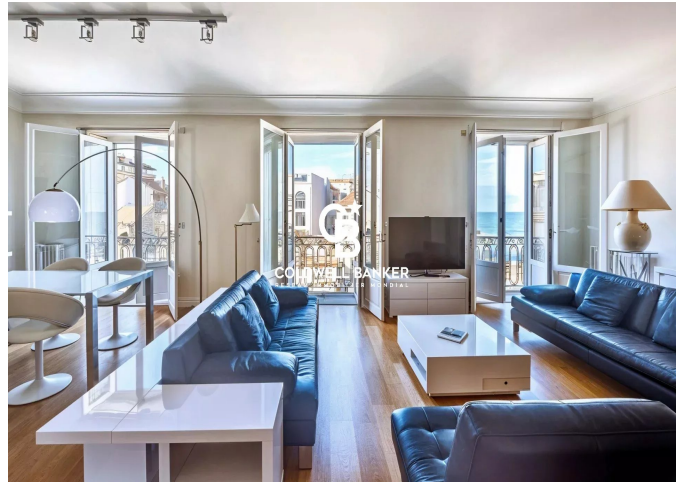
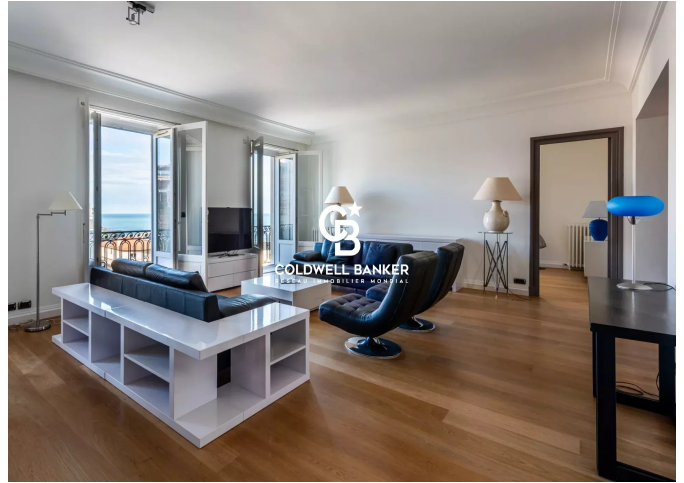
Type de bien :	Appartement	Surface :	173.0 m ²	Ascenseur :	Oui
NB de pièces :	4 rooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE



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