

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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BIARRITZ, APARTMENT WITH SEA VIEWS IN BARE PROPERTY

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SELLING PRICE : €1,325,000

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64500 Saint-Jean-de-Luz

278, Avenue du Touring Club  
40150 Hossegor

Camino Kalea, 1  
20004 San Sebastián

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## DESCRIPTION

Exceptional apartment of 113.85 m<sup>2</sup> located on the 8th and top floor of the Nadaillac residence in BIARRTZ. Very bright thanks to the numerous openings which open onto the balcony with a breathtaking sea view.

The apartment consists of an entrance opening onto a large living room of 50 m<sup>2</sup> with fireplace, a recent and fully equipped kitchen, two bedrooms, one with a dressing room and two bathrooms.

Apartment in very good condition in a "seaside" style of decoration.

A covered parking space and a cellar complete this exceptional property.

Charges of €550 per month. Heating and water included.

Property tax of €1,641.

Sale of bare ownership, the 78-year-old seller retaining usufruct.

# FEATURES

Type de bien:	Apartment	Surface:	113.85 m <sup>2</sup>	Terrain:	-
Charges:	€550.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	3 rooms
NB de chambres:	2 bedrooms	Honoraire à la charge:	to the buyer		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 135kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : C kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$859.00 et \$1,163.00

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