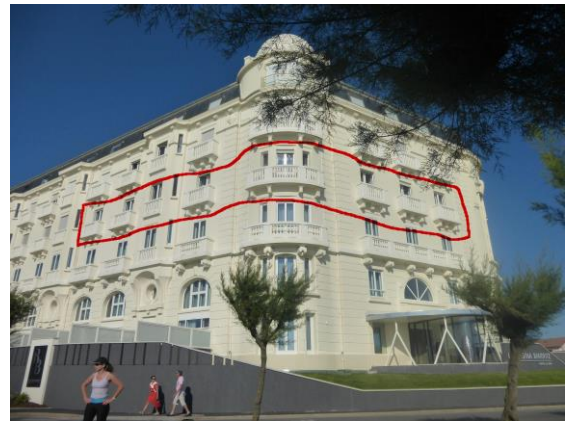


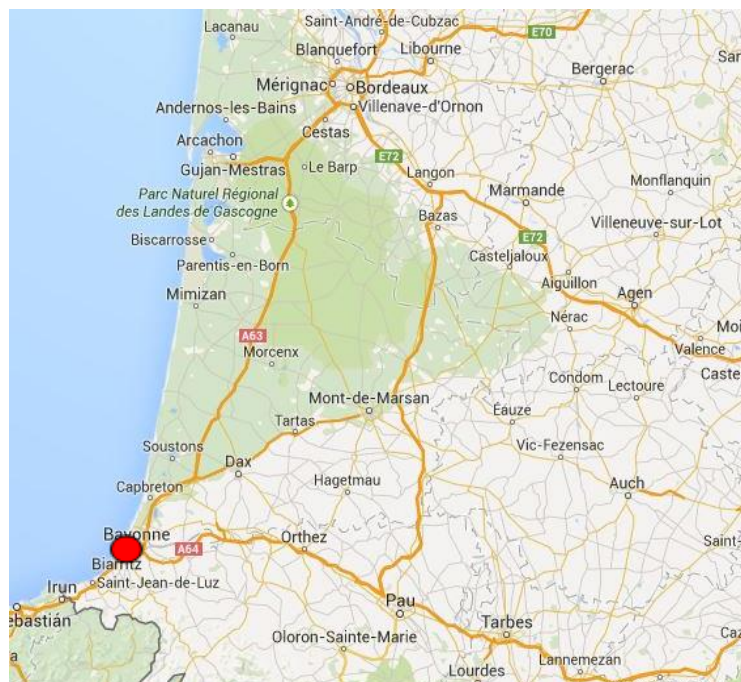
“Residence Regina”, Biarritz, France

9 Room – Second floor apartment

Holiday home / investment/ letting or timeshare potential



- 220 sq m approximately with possibility of splitting into 2 or 3 units
 - Magnificent views of Bay and Lighthouse
- 2 Parking spaces plus 2 basement stores (caves) included



Davis Coffe Lyon provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffe Lyon Limited.

Location

“Residence Regina” has a most desirable location in South Western France, within the historic Regina Hotel building, with a commanding position on the seafront of the resort town of Biarritz.

The apartment faces south and west. Every living room and bedroom has one to two sets of French double windows with shutters and stone balconies facing the sea with breath-taking views of the coastline, the lighthouse and the Pyrenees in the distance.

The hotel, built in 1903 as a luxury 5-star hotel frequented by royalty and movie stars, is set in its own private garden. To the rear is a golf course. All major attractions are just a few minutes walking distance away (town centre 5 minutes and the beach 3 minutes).

The Regina Hotel building has French heritage status due to the splendid lobby with its central indoor patio flooded with natural daylight from the double glass roof. It was the first hotel in France built in this way and it remains today as one of the finest examples of this style of architecture.

The Residence has round-the-clock concierge service and private elevator. The Regina building is maintained to a high standard and the hotel was recently renovated. The apartment shares access with the hotel accommodation.



The Property

It is rare for a property of this size and location to come onto the market in Biarritz.

The nine-room second floor apartment extends over 220 square meters.

Bought in the early 1970s, the interior was architect-designed and has been under one ownership ever since. Whilst the purchaser is likely to put their own mark on apartment, the accommodation has a luxurious feel to it.

The configuration is unique in the building with the front entrance overlooking the internal patio, lobby and restaurant of the hotel. Photographs of the hotel facilities are included at the end of these details.

The apartment has three entrances, each with reinforced steel doors and security locks.

One wing can be closed off for greater privacy and another wing, currently used as an office, is an independent studio apartment with its own water and electricity system.

Davis Coffe Lyon provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffe Lyon Limited.

Accommodation

The seven spacious rooms are elegant and gracious and there is also a fitted Kitchen and Laundry room.

There is air conditioning but also the clean invigorating air of the Atlantic Ocean.

The Salon and the TV Room

A large open space of close to 80 square meters, the salon has an expanse of three French windows facing the sea in a semi-circular formation (rotonde).

The TV room is off the salon and French doors open onto the entrance hall and front entrance. A corridor leads to the dining room and the kitchen

The light, airy elegance of the salon which can be combined with the TV Room is perfect for holding elegant cocktail parties and entertaining.

The Dining Room

A light, breezy atmosphere permeates the dining room. It is 30 square meters with large French windows facing the sea. It comfortably seats 6 persons and there is space to seat 12 or more persons.

The Bedrooms

Each of the bedrooms has French windows and stone balconies providing stunning views of the sea and the lighthouse. Open the shutters first thing in the morning and every room is infused with light and clean air. In the evening watch the sun setting over the sea while sipping your favourite drink.

Each bedroom has its own en-suite marble walled bathroom and are graced with wall-to-wall fitted cupboards to ensure ample storage space.

The Master Bedroom

The master bedroom is an impressive space, graced with two sets of French windows each with breath-taking views of the sea. The French doors open onto the salon and TV room. Running along the entire length of one wall is a fitted wardrobe in varnished wood.

The Master Bedroom has its own splendid double bathroom en-suite, fitted out in luxurious marble, wood and mirrors. There is a separate shower facility and bathtub.

The Two Guest Bedrooms

The two guest bedrooms are located in a separate wing with its own entrance that can be closed off from the rest of the apartment for greater privacy. The bedrooms are light and airy spaces, each with its own balcony overlooking the sea and fitted, wall-to-wall wardrobe.

Each bedroom has its own luxurious marble bathroom fitted out in the same marble and wood as the bathroom belonging to the master bedroom. One bathroom has a shower and the other has a bathtub.

The Office

The office is a self-contained unit with its own exterior entrance, and its own electricity and water system. It is equipped with a kitchenette and a small bathroom and can very easily be converted into a studio apartment if so desired.

Entrance to the office from the apartment is through an innocent looking wardrobe when the doors are closed. Natural daylight is provided by one set of French windows with splendid views of the sea.

Floor Plans

Floor plans are attached to the rear of these details.

The property could be a wonderful family holiday home or be used as an investment either on a holiday let basis or as a potential timeshare.

Price and Terms of Sale

Offers in the region of €2.6 million (£1.87 million as at March 2015) are invited.

Please note that the property is held in a SPV (Single Property Vehicle) company and the company can be purchased.

Details of taxes on sale and annual service charge costs on request.

Legal Costs

Purchaser to pay their own legal costs.

If solicitors are instructed on a potential sale a bond or undertaking to cover the vendor's abortive legal costs, should the purchaser withdraw, will be required.

Information

These particulars have been prepared with care in our capacity as agent for the client, and are intended to give a fair overall description of the property. However, they should be used as a guide only, and shall not hereafter become part of any offer or contract.

No warranties are given as regards the accuracy of the information. You should verify the information when you inspect the property. Some information may have been supplied by third parties. The service installations and fixtures and fittings have not been tested. You are strongly advised to obtain independent professional advice and make all appropriate enquiries.

Please check before arranging a viewing if you require specific information as regards any particular point that is important to you. No liability is accepted for an error or omission in these particulars.

No person in the employment of Davis Coffe Lyons has authority to make or give any representation or warranty whatever in relation to the property.

Possession

Possession is available upon completion of all legal formalities.

Viewing

Viewing is strictly by appointment

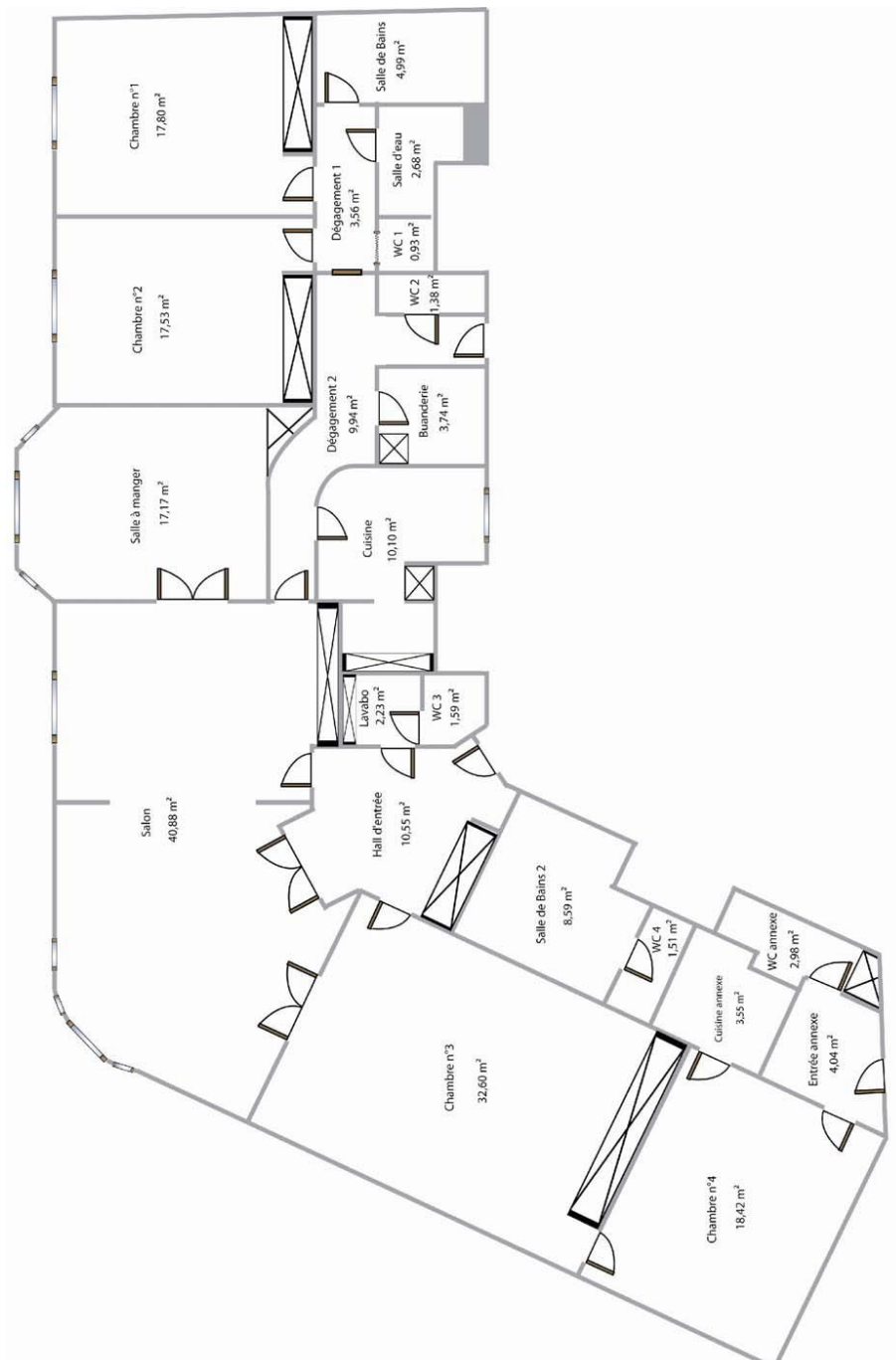
NB. A video of the apartment produced by the family can be made available to view before you travel to South West France to see the apartment. Some indicative photographs of the elegant interior, in need of some updating are at the end of these details.

Please contact:

Howard Day on 020 7299 0683 or email hday@daviscofferlyons.co.uk

Or Helena Gleeson 020 7299 0684 or email hgleeson@daviscofferlyons.co.uk

FLOOR PLAN

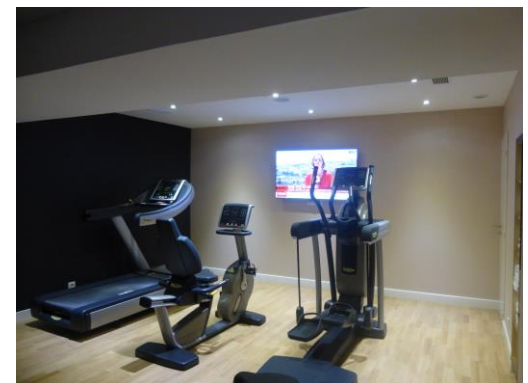
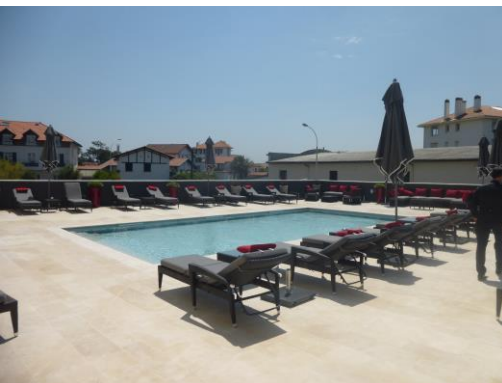


Davis Coffe Lyon provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffe Lyon Limited.

PHOTOGRAPHS OF APARTMENT



HOTEL FACILITIES



Davis Coffey Lyons provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.