

Single storey living near the sea and lake.



INFORMATION

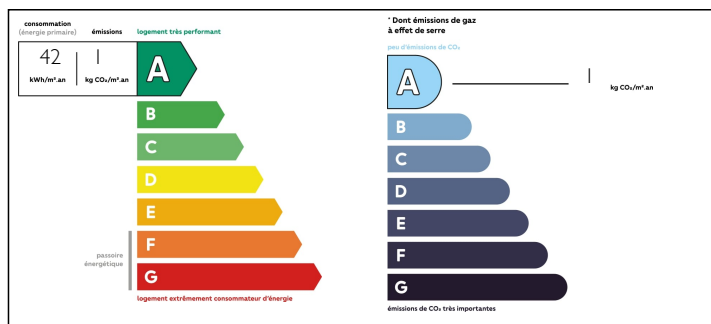
Town:	Hourtin
Department:	Gironde
Bed:	3
Bath:	1
Floor:	86 m2
Plot Size:	860 m2

IN BRIEF

Well designed contemporary home built in 2019 in Hourtin close to Hourtin lake and Atlantic beaches. This single level property is extremely well maintained. Sitting in a pleasant, green and quiet residential area, this home is bright and is made for inside-outside living. A unique south facing covered terrace with galvanized steel supports and decking is perfect for alfresco dining. This house has an A energy rating and reversible air conditioning throughout. 43 mature New Zealand flax plants surround the 860m² plot which is also fenced and could accommodate a swimming pool.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 838 EUR

NOTES

DESCRIPTION

This aesthetic and functional single level property is located in a pleasant, quiet environment close to shops, Hourtin lake and Atlantic surfing beaches. A perfect holiday home with good rental possibilities or for year round living. Large sliding doors on both sides of the open plan living area allow light and air to flood in. The house was designed with 3 bedrooms. The current owners have turned one bedroom into a dining area.

A large 27m² garage that is well insulated offers potential for further living space.

The reversible air conditioning is by zone and provides heat and freshness in the summer.

A 17m² shed is perfect for garden tools.

A large car parking space to the front of the house could also be partly used to house a swimming pool.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>