

Rare opportunity: charming T5 50 m from the access to the ocean, ideal for holidays



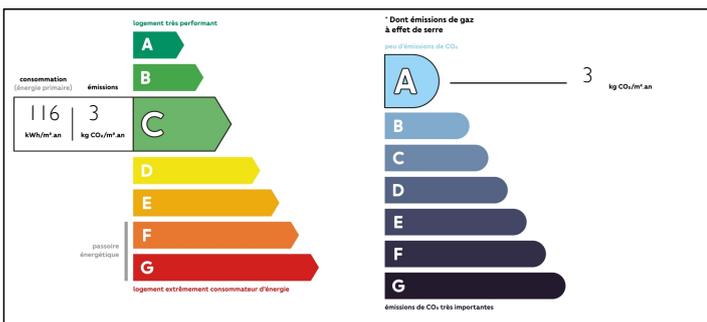
INFORMATION

Town:	Carcans
Department:	Gironde
Bed:	4
Bath:	2
Floor:	80 m ²
Plot Size:	233 m ²

IN BRIEF

Superb 80 m² wooden house completely renovated in 2023, furnished and equipped with care (flat screen TV, washing machine, kitchen equipped with oven, microwave, dishwasher), double glazed openings equipped with electric shutters. The house has a living room with a functional fireplace and reversible air conditioning, two bedrooms with a double bed; a bedroom with bunk beds, as well as a master suite with bathroom and toilet,). Possibility of going up a floor and occupying 80% of the land of 233 m². Outside, 2 wooden terraces of 35 m² each facing west (equipped with a shower) on the one hand and south on the other hand allow you to fully enjoy the environment. An annex offers closed storage for bikes and surfboards. The sliding gate provides a secure parking space for one car.

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.

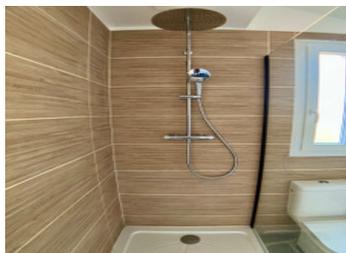
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

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



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