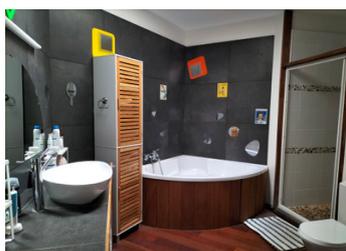
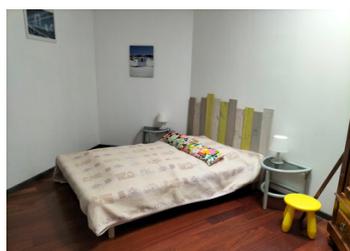


T5 house in a quiet and sought-after area in Lacanau town



INFORMATION

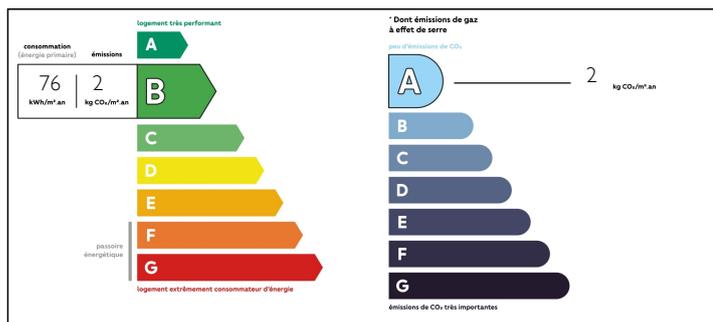
Town:	Lacanau
Department:	Gironde
Bed:	5
Bath:	2
Floor:	153 m ²
Plot Size:	1192 m ²



IN BRIEF

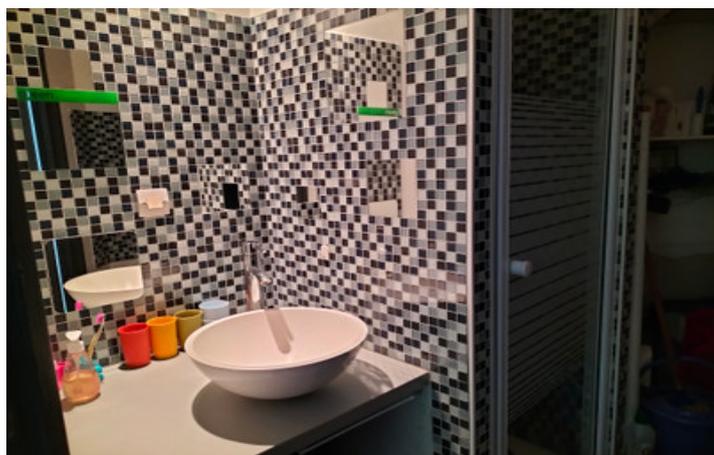
House built on a concrete block base including: - on the upper level a large bright living room (facing south) including a fireplace and an open kitchen, 4 bedrooms, 2 of which have French doors opening onto the terrace, a bathroom with corner bathtub, shower, sink and toilet, a fitted office with shower and sink, a separate toilet, hallway and corridor. The floor of this entire level is covered with solid parquet. All openings are equipped with electric roller shutters. - on the lower level, semi-buried accessible from the interior by a miller's ladder or from the garden: a large bedroom, a hallway and a garage housing the heat pump. - outside: a 100 m² terrace fitted with a windbreak, a salt swimming pool of 8.40 m x 4 m heated by a heat pump and facing south, an independent garage of 18 m², an electrical outlet for 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

null

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

LOCAL TAXES

Taxe foncière: 1 500 EUR

NOTES