

Château near Dax



INFORMATION

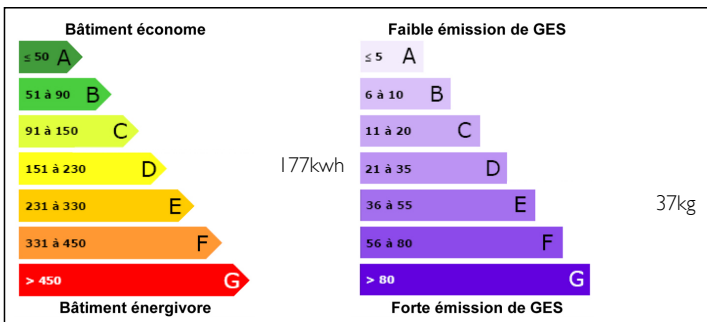
Town:	Dax
Department:	Landes
Bed:	11
Bath:	3
Floor:	560 m2
Plot Size:	100000 m2



IN BRIEF

Set in 10 hectares in exceptional surroundings just 25m away from the coast and 40km away from Biarritz airport, this magnificent 15th-century chateau of 560m<sup>2</sup> has been beautifully restored and maintained. There are several outbuildings (covered terrace, chais, workshop/studio...), along with two offices and unconverted loft space. The accommodation in the chateau comprises an entrance hall, a sitting room with a fireplace, a dining room, a billiard room, a kitchen with a scullery, a utility room, 9 bedrooms and 3 bathrooms.

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

### LOCAL TAXES

Taxe foncière: EUR

Taxe habitation: EUR

### NOTES