LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A24133ANM40 Price: 194 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 000 EUR without fees)

Charming 136 m home with outbuildings on 3,400 m — ideal for family living, gîte potential

EXCLUSIVE







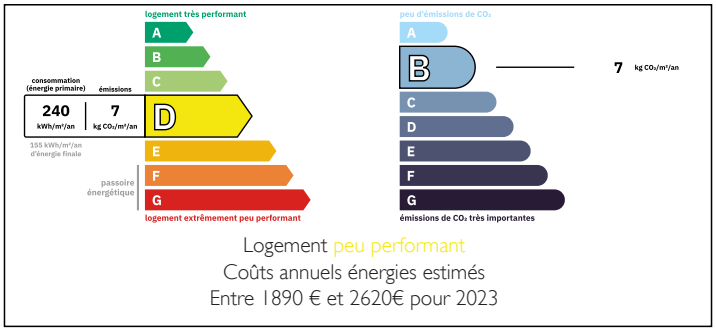








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1890 € et 2620€ pour 2023

INFORMATION

Town:	Cachen
Department:	Landes
Bed:	3
Bath:	1
Floor:	136 m2
Plot Size:	3966 m2

IN BRIEF

Lovely 136m² 3-bedroom house in the center of a small village, nestled on a 3400m² wooded plot, large terrace and outbuildings, close to Mont de Marsan, just minutes from the A65 highway, and within an hour's drive from the ocean.

The house comprises, on the ground floor: a vestibule, an equipped kitchen, a laundry room with toilet, a dining room, a living room with wood insert fireplace, and a large veranda.

The first floor consists of 3 bedrooms with closets, a bathroom with walk-in shower, closets, and toilet. A 4 m² storage room.
Air conditioning, double glazing.
Accessible from the dining room and also from the laundry room: large covered terrace.

Outbuilding with the possibility of creating a cottage, a double garage, a woodshed, and a carport.

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.

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LOCAL TAXES

Taxe foncière:	**189 EUR**

NOTES

DESCRIPTION

This 136m² house, located in the center of a small village on a 3400m² plot with outbuildings and the potential to create a holiday cottage, is perfect for a family.
On the ground floor, the house features an entrance hall, a fully equipped kitchen, a laundry room with a toilet, a dining room, a living room with a wood-burning fireplace, and a spacious conservatory.

The first floor comprises 3 bedrooms with closets, a bathroom with a walk-in shower, closets, and a toilet, as well as a 4m² storage room.
The house is equipped with air conditioning and double-glazed windows.
A large covered terrace is accessible from both the dining room and the laundry room.
The outbuildings offer the potential for creating a holiday cottage. A double garage, a woodshed, and a carport.

Provided there is serious and motivated interest, a reasonable scope for negotiation may be considered
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr