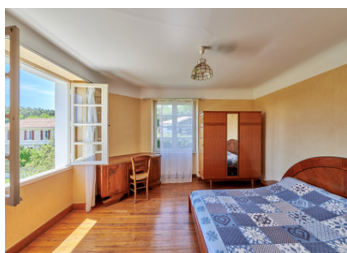
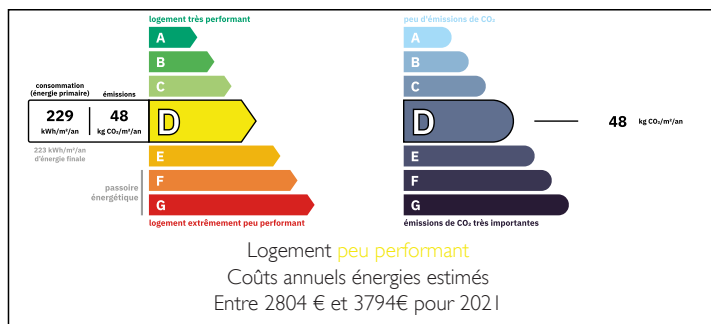


HOUSE T7 200M VILLAGE CENTRE - MISSON

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Pouillon
Department:	Landes
Bed:	5
Bath:	3
Floor:	199 m2
Plot Size:	8698 m2

IN BRIEF

Beautiful, bright house with approximately 200 m² of living space, set on approximately 8,700 m² of land, including 5,000 m² of meadow. Adjoining 240 m² craft workshop + outbuildings.

It is located in the centre of the village of Misson, just a few steps from the school. Pouillon and its shops are about 5 minutes away by car, Dax 20 minutes.

It comprises 5-6 bedrooms, a living room opening onto a huge terrace, and a separate kitchen. 3 bathrooms, 3 WCs.

The house is in very good condition: recently renovated, PVC roof underlay, maintenance-free PVC shutters with a wood effect, electric shutters on the windows on the terrace side + 1 bedroom, Chappee floor-standing condensing boiler...

There is also the possibility of detaching and reselling a 912 m² building plot with its own gate (planning permission granted) or building a second...

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

Main house: 201.40 m² of living space.

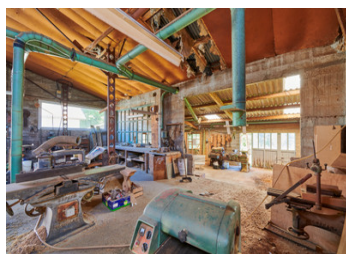
Craftsman's workshop: 240 m².

Outbuildings including summer kitchen: 70 m².

Double garage with electric door: 38 m².

Building land with separate gate (plot already registered): 912 m².

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



LOCAL TAXES

Taxe foncière: 1390 EUR

NOTES