

Contemporary 6 bedroom single storey house with swimming pool



INFORMATION

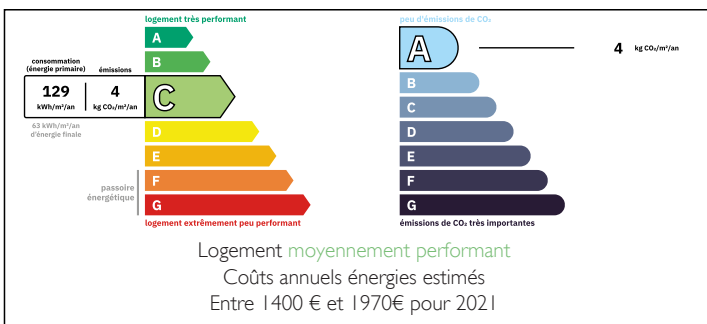
Town:	Hourtin
Department:	Gironde
Bed:	6
Bath:	2
Floor:	195 m ²
Plot Size:	953 m ²

IN BRIEF

House of 195 m² built in 2006, extended in 2017 on a plot of 953 m² including a kitchen with a large living room, a large living room, 6 bedrooms with storage, a bathroom with corner bathtub and Italian shower, a bathroom with Italian shower, two separate toilets, a storeroom. The original house, of 130 m², benefits from electric underfloor heating and a wood stove, the 65 m² extension has reversible air conditioning, the two parts can be converted into independent accommodation with separate entrances. The 7 m x 3.50 m swimming pool is treated with salt and heated by a heat pump. The 50 m² garage for two cars is separate from the house and is fully insulated. The house is located in a street with very little traffic, ensuring great tranquility and allowing pedestrian...

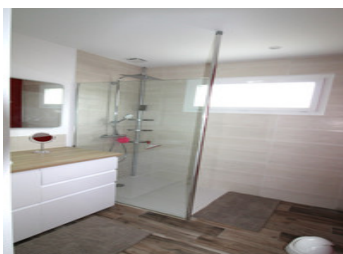
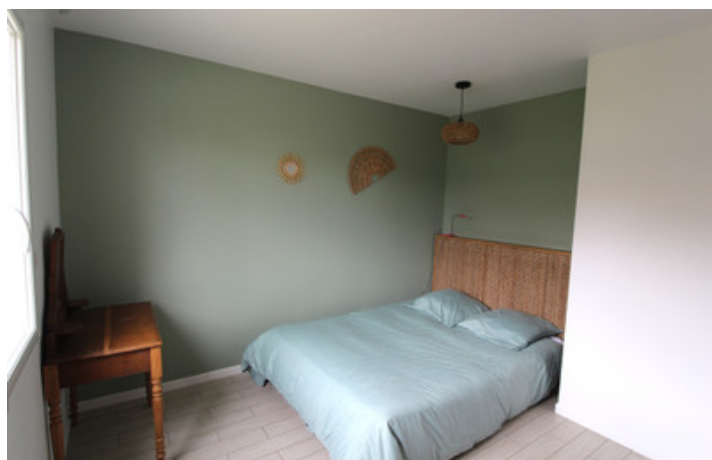


ENERGY - DPE



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>

LOCAL TAXES

Taxe foncière: 1754 EUR

NOTES