LEGGETT
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Ref: A36383BRU40 Price: 220 000 EUR

agency fees to be paid by the seller

Large Family Home with Great Potential – 190 m















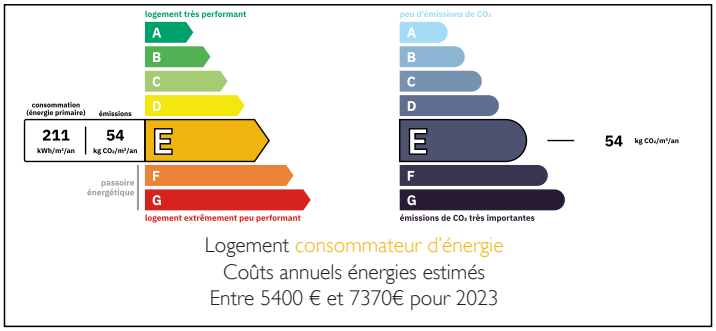
INFORMATION

Town:	Laluque
Department:	Landes
Bed:	6
Bath:	1
Floor:	190 m2
Plot Size:	559 m2

IN BRIEF

Located in the peaceful village of Laluque, this spacious 190 m² home set on a fenced 559 m² plot offers excellent potential after renovation. The ground floor features a fitted kitchen, multiple living areas, including a bar/lounge with a closed fireplace, a veranda, WC, utility room, and garage/workshop. Upstairs: 6 bedrooms, shower room, WC, and space for a second shower (unit provided), plus a balcony/terrace and access to a convertible attic. Oil heating, double glazing on the ground floor, connected to mains drainage. Ideal for large families, investors, or renovation enthusiasts.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5400 € et 7370€ pour 2023

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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NOTES

DESCRIPTION

Spacious 6-bedroom house with garden, to refresh and personalize

Nestled in the quiet village of Laluque, not far from Dax and the Landes beaches, this 190 m² home offers generous volumes and fantastic renovation potential.

Ground floor (approx. 110 m²):

A fitted kitchen open to the dining area

A bright lounge with direct access to the outside

A bar/lounge area with a closed fireplace (perfect for a cozy corner or games room)

A veranda providing extra living space

A separate WC, utility room, and a large garage/workshop for storage or DIY

Upstairs:

6 well-sized bedrooms, ideal for a large family or to create guest accommodations

A shower room and a second WC

A dedicated space for a second shower (shower unit already provided but not yet installed)

A terrace/balcony perfect for relaxing

Access to a convertible attic, which could be transformed into a home office, playroom, or studio

Technical features:

Double glazing installed on the ground floor only

Oil-fired central heating with a 3,000-liter tank