LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A36408EPR40 Price: 645 000 EUR

agency fees included: 3 % TTC to be paid by the buyer (625 000 EUR without fees)

Charming villa on the Golf of Biscarrose close to the lake.















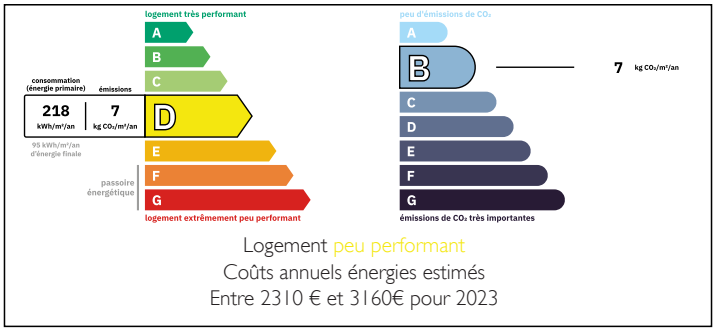
INFORMATION

Town:	Biscarrosse
Department:	Landes
Bed:	3
Bath:	2
Floor:	139 m2
Plot Size:	1383 m2

IN BRIEF

Villa on the golf of Biscarrosse on a large wooded land set in a privileged area for golf enthusiasts.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2310 € et 3160€ 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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DESCRIPTION

Located in a quiet residential area this property has lots of charm and is set on a beautiful wooded land of 1383 m² with beautiful vegetation (pines, oaks, acacia, mimosa, shrubs).

The entrance is bright and welcoming leading onto a large living area which is flooded with light due to the high cathedral style celings. There is an open fully equipped modern kitchen. There are two mezzanines on either side overlooking the area and can be used as extra bedrooms, games room or office area.

The first bedroom has an ensuite with a shower and the second has an ensuite with a bath shower and a toilet.
There is also a second toilet at the entrance.

The lake is within walking distance where you can enjoy the beach areas and the many boating activities.

A dream location for golf enthusiasts with the greenway practically at your doorstep ! The town of Biscarrosse is a short drive and the famous surfing beaches are only 10 minutes away.

Bordeaux airport is only a one hour drive away.

This really is a must see property so contact us today to organize a viewing !

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

LOCAL TAXES

Taxe foncière: **685 EUR**

NOTES