

4 Bedroom House with pool located in Lanton close to Martignas Sur Jalle.



INFORMATION

Town:	Lanton
Department:	Gironde
Bed:	4
Bath:	2
Floor:	172 m2
Plot Size:	1160 m2



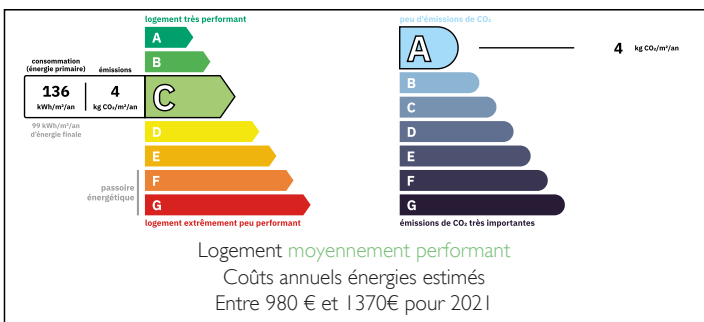
IN BRIEF

Modern House of 172M² with four bedrooms one which has a shower room and another which is a parental suite.

A large modern fully equipped open plan kitchen with a living area, office space and veranda.

There is a garage and a pool on a land of 1160M². Located in Lanton close to Martignas sur Jalle.

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

Superb modern house located in a quite secure area close to a woodlands.

This property is spacious and laid out for optimal family living. There is a large 45M² bright living dining area with an open kitchen, an office space of 17M² that could be used as a bedroom and also a large bright 24M² veranda overlooking the pool offering lots of possibilities as a relaxing dining area lounge area etc.

Three of the bedrooms are on the ground level one of which has its own shower room. There is also a large family bathroom with bath, double sinks and shower.

Upstairs you will discover a large modern 25M² parental suite perfect for guests.

The property is equipped with air conditioning, and an insert with a heat distributor for optimal performance.

The 9x4 pool is surrounded by a tiled terrasse and a summer kitchen perfect to enjoy the outdoors.

The garden is private and well maintained with a wooden play house.

A must see property in an ideal location. Contact us today to arrange a viewing.

LOCAL TAXES

Taxe foncière: 931 EUR

NOTES

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