LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36864CHD40 Price: 285 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (271 000 EUR without fees)

160 m house – 4 BR – 2 garages and outbuildings on a 1500 m plot – quiet location. 10 minutes from Morcenx







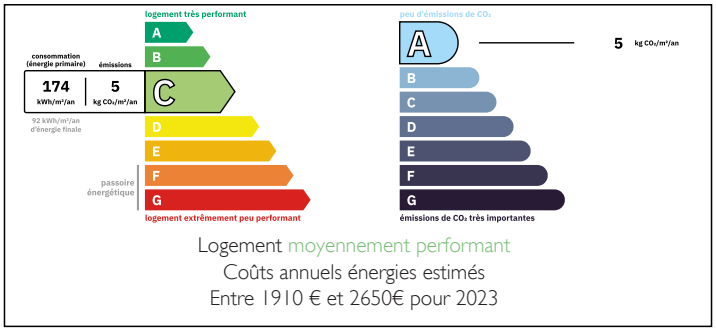








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1910 € et 2650€ pour 2023

INFORMATION

Town:	Morcenx-la-Nouvelle
Department:	Landes
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	1500 m2

IN BRIEF

Just 10 minutes from Morcenx and 5 minutes from Lake Arjuzanx, this well-maintained 160 m² home sits on a 1,500 m² plot in a peaceful setting, yet not isolated.

Ideal for families or investors, with the potential to create one separate unit. The ground floor features a bright living room with a wood-burning insert, an open-plan fitted kitchen, two bedrooms with built-in wardrobes, a bathroom, and a separate toilet. A 22 m² additional space can easily be converted into an independent studio.

Upstairs: a cozy mezzanine, two spacious bedrooms (one with a balcony), a shower room with WC, and converted attic space for extra storage.

Outside: two garages, a wood storage shed, barbecue, a large covered rear terrace (seating up to 30), a front terrace, and solar panels. Double glazing,

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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LOCAL TAXES

Taxe foncière:	**748 EUR**

NOTES

DESCRIPTION

Just 10 minutes from Morcenx and all its amenities, and 5 minutes from Lake Arjuzanx and the surrounding nature reserve, discover this 160 m² home in excellent condition, set on a 1,500 m² plot in a peaceful yet not isolated setting.

Perfect for a multi-generational family or an investor, this property offers the potential to easily create two independent living units.

Built on a crawl space, the ground floor features:

a bright and welcoming living room with lounge/dining area and a wood-burning insert,

an open and fully fitted kitchen,

a hallway leading to 2 bedrooms with built-in wardrobes, a bathroom, and a separate toilet.

An adjoining 22 m² area, ideal for conversion into an independent studio, completes this level.

Upstairs, you'll find:

a cozy mezzanine,

2 spacious bedrooms, one with a balcony,

a shower room with WC,

and converted attic space for additional storage.

Outside, the property offers:

2 garages for vehicles or garden tools,

an enclosed woodshed,

a barbecue area,

a large covered rear terrace that can host up to 30 people,