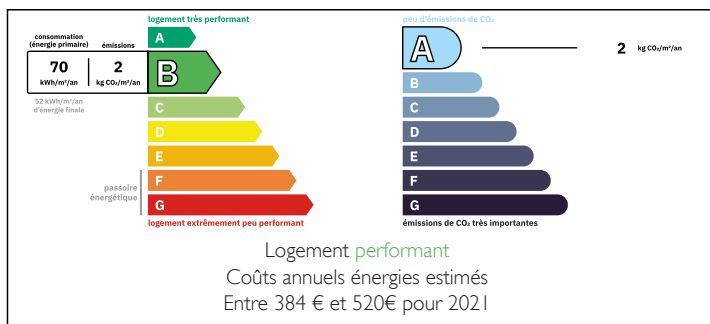


2-bedroom house - In the heart of Pouillon, beautiful surroundings

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Pouillon
Department:	Landes
Bed:	2
Bath:	1
Floor:	76.55 m ²
Plot Size:	330 m ²

IN BRIEF

This attractive contemporary semi-detached house, built in 2023, is in practically new condition. It enjoys a superb, peaceful and green setting at the end of a cul-de-sac in a brand new development in the heart of the village of Pouillon. It takes about 5-6 minutes to walk to the central town hall square, the secondary school or local shops (only 600 metres away).

It comprises an open-plan living room/kitchen of approximately 35 m², 2 bedrooms, a shower room with WC, a large pantry/laundry room, and a huge south-west facing terrace with a view of a copse.

Parking is available in front of the house in the private entrance courtyard.

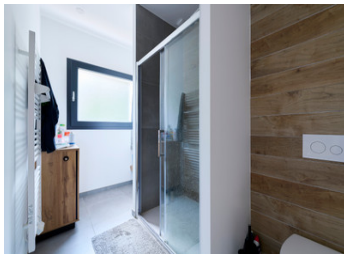
Pellet stove, thermodynamic water heater.

This is a great opportunity for a first-time buyer on a reasonable budget, or for a peaceful retirement with a small, low-maintenance garden.

Rare in this area, don't miss...

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

Entrance hall with cupboard: 3 m²
Open-plan living room and kitchen: 35.10 m²
Bedroom 1 with cupboard: 11 m²
Bedroom 2 with cupboard: 11 m²
Shower room with toilet: 6.60 m²
Utility room: 9.85 m²
Terrace: approx. 40 m²

Property tax 2024: 469 €

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

LOCAL TAXES

Taxe foncière: 469 EUR

NOTES