LEGGETT IMMOBILIER INTERNATIONAL

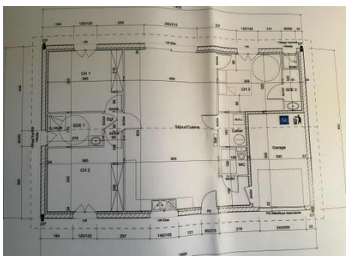
www.frenchestateagents.com

Ref: A41650NF40 Price: 262 500 EUR

agency fees included: 5 % TTC to be paid by the buyer (250 000 EUR without fees)

Single-storey detached house built in 2022 of 92 m2 with garden, garage and terrace.





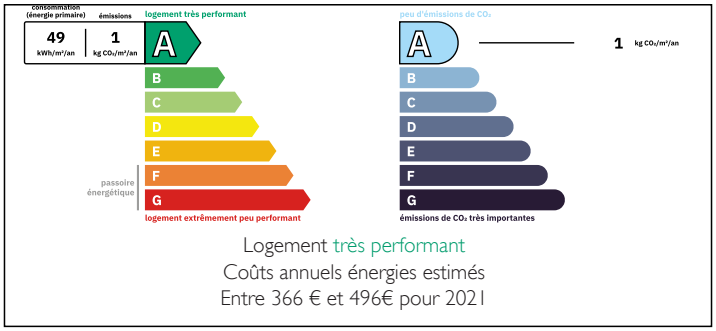








ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 366 € et 496€ pour 2021

INFORMATION

Town:	**Luxey**
Department:	**Landes**
Bed:	**3**
Bath:	**2**
Floor:	**92 m2**
Plot Size:	**450 m2**

IN BRIEF

Charming single-story detached house built in 2022, on a plot of approximately 450 m². It is located in Luxey, within walking distance of all amenities.

This house comprises 4 rooms: 3 bedrooms, including a master suite, and an additional bathroom. The kitchen is fully equipped and open to the living room.

- Excellent overall condition
- Terrace, garden, and garage
- Wheelchair accessible
- Heating and air conditioning via heat pump.

- Thermodynamic water heater.

- Energy and climate rating A.

- Diagnostic reports will be completed before the sale.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

Ref: A41650NF40 Price: 262 500 EUR

agency fees included: 5 % TTC to be paid by the buyer (250 000 EUR without fees)

DESCRIPTION

Come and discover this beautiful, recently built 92 m² house, ideal for family life or as a second home!

Located on the edge of the forest, not far from the Leyre, with its small, very private beach and just steps from amenities, all within easy walking distance. Enjoy the tranquility of nature while remaining close to the vibrant heart of the village of Luxey, renowned for its cultural scene (festivals, shows, exhibitions, local events).

Description :

3 bedrooms, including a master suite with a private bathroom.

Open-plan kitchen leading to a spacious dining room, perfect for entertaining.

A terrace and a garage in a lovely garden complete this property.

A warm and bright atmosphere in a verdant and peaceful setting.

Advantages:

- Immediate proximity to the forest for walks and outdoor activities.
- Vibrant village
- Quick access to major roads for reaching Bordeaux or Mont-de-Marsan.

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

LOCAL TAXES

Taxe foncière: **500 EUR**

NOTES