LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41689COL40 Price: 136 000 EUR

agency fees to be paid by the seller

T2 flat in DAX town centre near Fontaine Chaude

EXCLUSIVE















INFORMATION

Town:	Dax
Department:	Landes
Bed:	1
Bath:	1
Floor:	45 m2
Plot Size:	0 m2

IN BRIEF

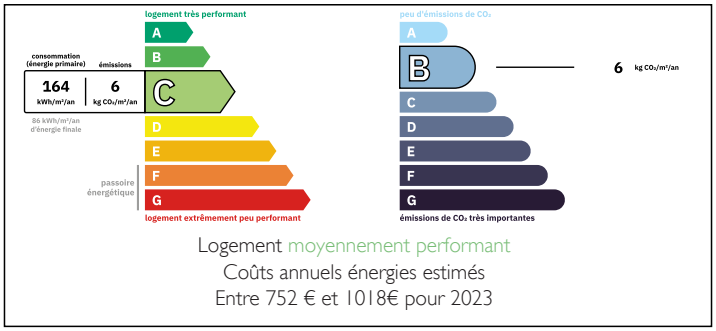
Large one-bedroom flat with 45.49 m² of living space, ideally located 150 metres from Place de la Fontaine Chaude and all the amenities/shops in Dax town centre, as well as close to the surrounding thermal baths (approximately 300 metres from Thermes Bérot, Thermes Bains Saint Pierre and Thermes Foch).

It is in perfect condition and beautifully decorated, with a large bedroom and a lovely main room that is easy to furnish. Residence with lift. It is sold fully furnished and equipped for a potential investor who would like to continue renting it out to spa guests or via Airbnb (€900/treatment, maximum potential of 15 treatments/year).

A secure private parking space in the basement of a neighbouring building is also included in the price, so you won't have to worry about parking.

This one-bedroom flat will allow you to move in...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 752 € et 1018€ 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.

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

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LOCAL TAXES

Taxe foncière:	**924 EUR**

NOTES

DESCRIPTION

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A secure private parking space in the basement of a neighbouring building is also included in the price, so you won't have to worry about parking.
This one-bedroom flat will allow you to move in without having to make any alterations and enjoy a prime location in the heart of the historic town of Dax. A great opportunity !

Carrez Law surface areas:
Living room/kitchen: 28.27 m²
Bathroom - WC: 3.94 m²
Bedroom with cupboard: 13.28 m²

Service charges:
Apartment: €899/year
Underground parking: €247/year

Facilities:
Microwave oven, induction hob, fridge-freezer, kettle, Dolce Gusto Switch coffee machine, electric oven. Crockery + kitchen accessories.
1 kitchen table + 4 chairs.
Sofa bed for 2 additional guests, coffee table, TV stand,
4K HD TV.
Washing machine, ironing board and iron.
160 cm x 200 cm bed, dressing room and desk + armchair.

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