LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43747COL40 Price: 172 000 EUR

agency fees to be paid by the seller

Stunning one-bedroom flat (64.56 m) – in the centre of DAX, near the cathedral

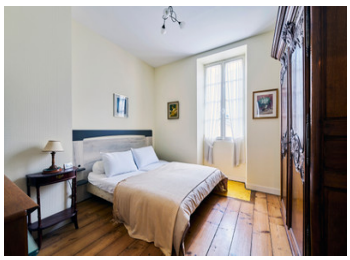
EXCLUSIVE















INFORMATION

Town:	Dax
Department:	Landes
Bed:	1
Bath:	1
Floor:	65 m2
Plot Size:	0 m2

IN BRIEF

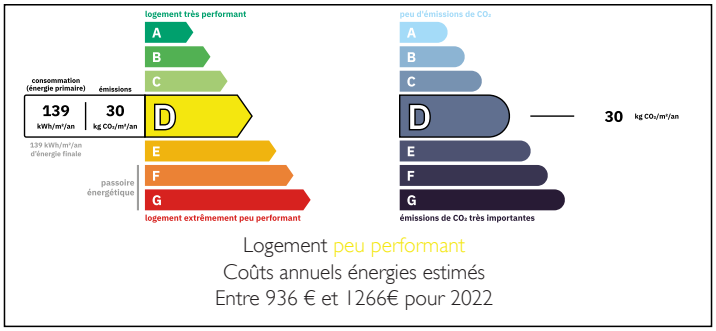
Located in the centre of Dax near the Porte Saint Vincent, around 150 metres from the cathedral, this beautiful and spacious two-to-three-bedroom flat on the first floor of a superb, characterful building has been tastefully renovated whilst retaining its old-world charm.

Its large windows flood the living room with natural light.

A functional fitted kitchen with an adjoining pantry, a large bedroom opening onto a rear courtyard, and the possibility of creating a second bedroom very easily by erecting a simple partition (originally present where the small lounge is now).

A small block of 9 flats plus a shop, very well maintained; no work is required in the near future, and service charges are low.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 936 € et 1266€ pour 2022

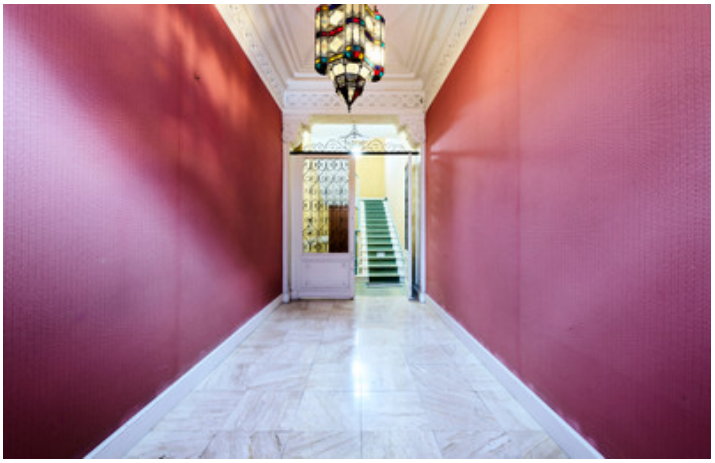
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.
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DESCRIPTION

Carrez area:
Entrance hall: 2.510 m²
Living room: 37.260 m²
Kitchen: 4.420 m²
Pantry: 3.100 m²
Shower room/WC: 5.180 m²
Bedroom: 12.090 m²

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

NOTES

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