LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43807COL40 Price: 162 000 EUR

agency fees to be paid by the seller

Two-bedroom flat in Dax, Porte St Vincent – Cathedral

EXCLUSIVE

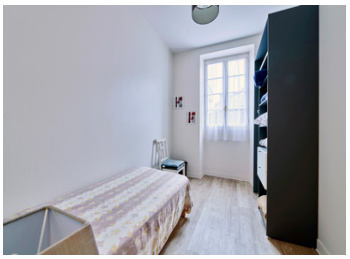


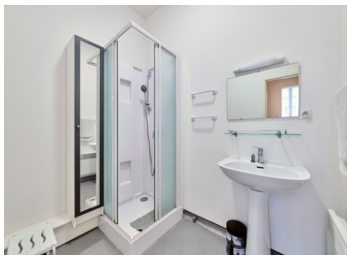












INFORMATION

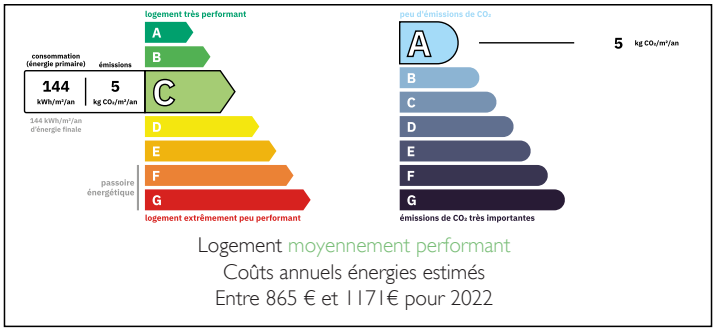
Town:	Dax
Department:	Landes
Bed:	2
Bath:	1
Floor:	58 m2
Plot Size:	0 m2

IN BRIEF

Located near the cathedral and the covered market square, this beautiful two-bedroom flat is situated on the first floor of a charming, well-maintained bourgeois building.

It features large windows that let in plenty of light and high ceilings. It boasts superb original solid wood flooring and has had its electrical wiring recently updated; no further work is required. A wonderful opportunity!

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 865 € et 1171€ 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.

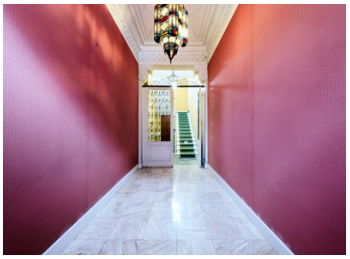
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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:
Hallway: 5.540 m²
Bedroom: 8.020 m²
Bedroom: 9.620 m²
Toilet: 1.230 m²
Shower room: 3.760 m²
Living room: 22.040 m²
Kitchen: 5.910 m²
Laundry room: 2.110 m² (0.20 m² excluded from Carrez area)

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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