LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43811COL40 Price: 139 000 EUR

agency fees to be paid by the seller

A two-bedroom flat situated in a beautiful, elegant building in the town centre, close to DAX Cathedral

EXCLUSIVE

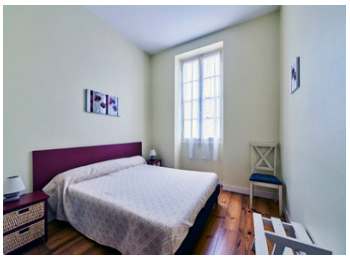


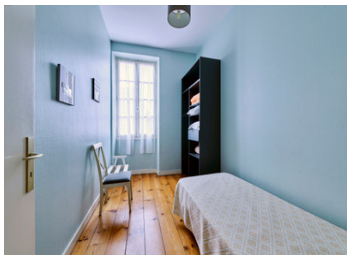












INFORMATION

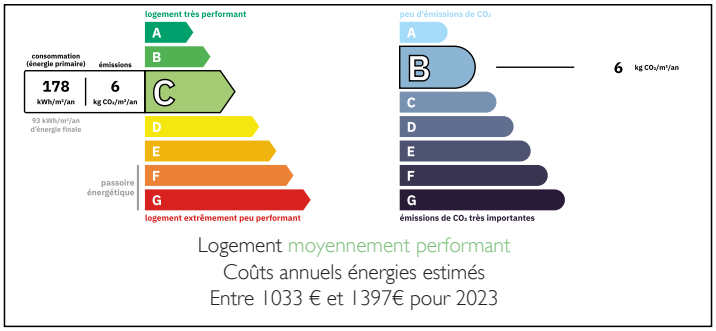
Town:	Dax
Department:	Landes
Bed:	2
Bath:	1
Floor:	58 m2
Plot Size:	0 m2

IN BRIEF

Located near the cathedral and the covered market square, this beautiful two-bedroom flat is situated on the second floor (with lift access) of a charming, well-maintained period 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 1033 € et 1397€ 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.

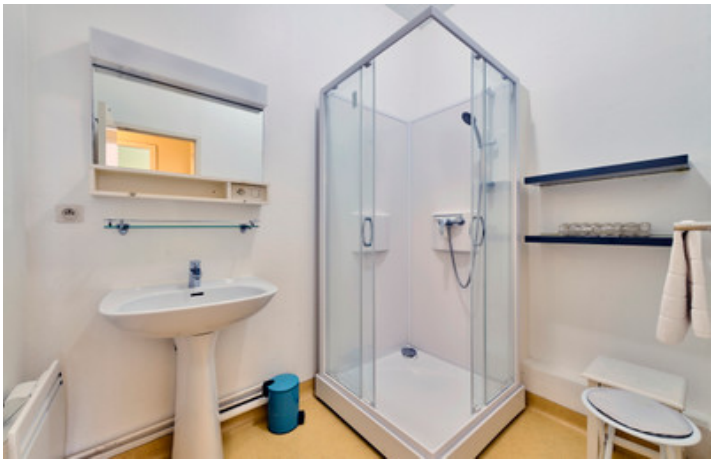
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Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

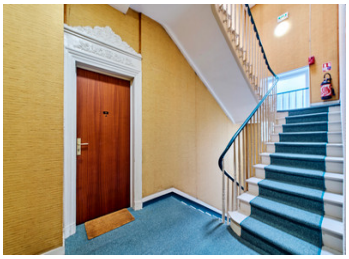
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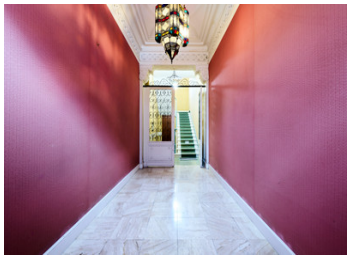
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DESCRIPTION

Located near the cathedral and the covered market square, this beautiful two-bedroom flat is situated on the second floor (with lift access) of a charming, well-maintained period building.
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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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