LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43813COL40 Price: 119 000 EUR

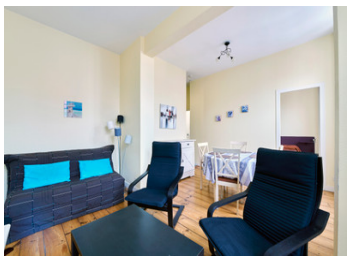
agency fees to be paid by the seller

One-bedroom flat – In the centre of Dax, near the cathedral

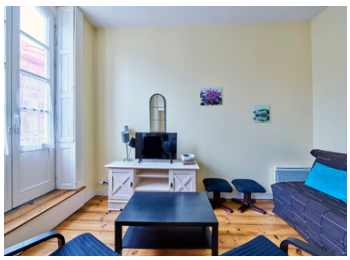
EXCLUSIVE



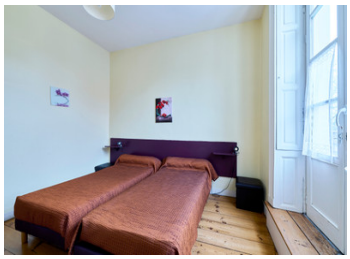












INFORMATION

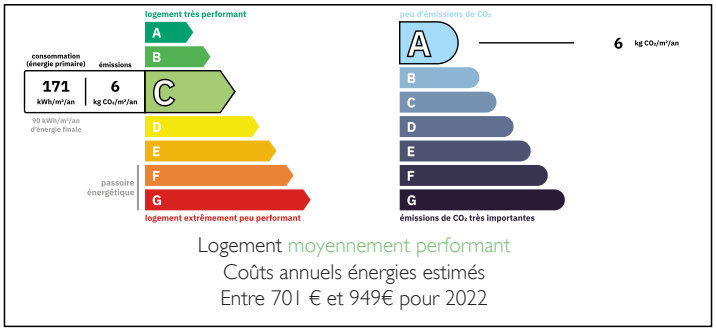
Town:	Dax
Department:	Landes
Bed:	1
Bath:	1
Floor:	38 m2
Plot Size:	0 m2

IN BRIEF

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

It benefits from large windows letting in plenty of light and high ceilings. Superb original solid wood flooring, rewired, no work required. Ideal as a main residence, but also offers great potential for holiday or student rentals, with high demand in these sectors given the quality of the property and the building. A great opportunity !

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 701 € et 949€ 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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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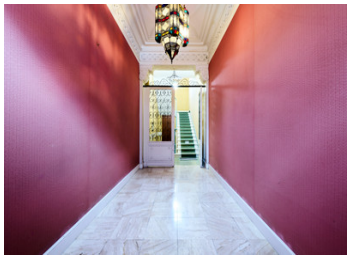
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DESCRIPTION

Located near the cathedral and the covered market square, this beautiful one-bedroom flat is situated on the second floor (with lift access) in a charming, well-maintained building.
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Carrez area:
Kitchen: 5.640 m²
Shower room/WC: 4.610 m²
Living room: 18.280 m²
Bedroom: 9.840 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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