LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43814COL40 Price: 68 000 EUR

agency fees to be paid by the seller

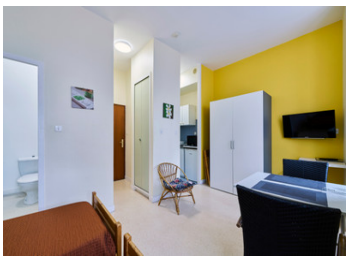
Studio - One-bedroom flat - DAX town centre, near the cathedral and thermal baths

EXCLUSIVE

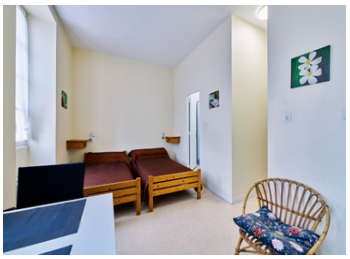














INFORMATION

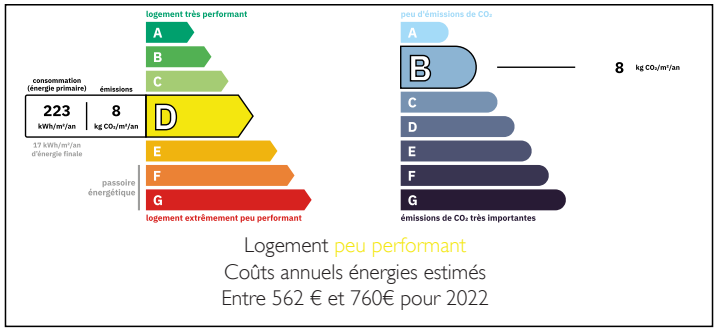
Town:	Dax
Department:	Landes
Bed:	0
Bath:	1
Floor:	22 m2
Plot Size:	0 m2

IN BRIEF

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

Its large south-east-facing windows and high ceilings provide plenty of natural light. Great potential for renting to spa guests or students; there is significant demand in these sectors given the quality of the property and the building. This property has been rented to spa guests for 40 years; there is the option to continue the letting management with the company currently managing the property. A great opportunity !

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 562 € et 760€ pour 2022

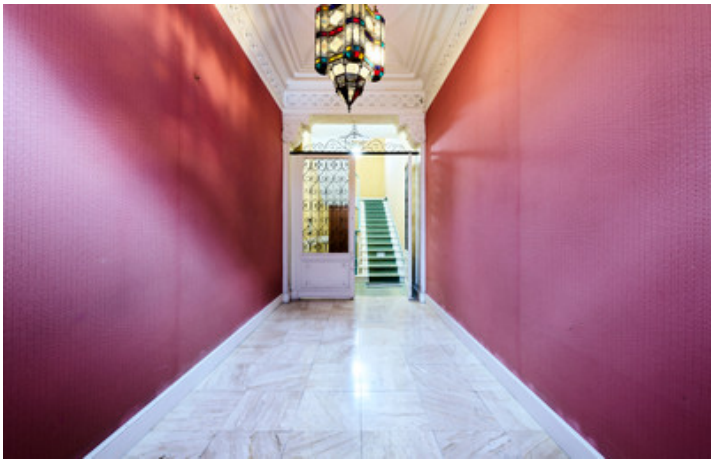
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract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

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DESCRIPTION

Carrez area:
Entrance hall: 1.820 m²
Living room: 13.920 m²
Kitchen area: 2.910 m²
Shower room/WC: 3.540 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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