LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43818COL40 Price: 119 000 EUR

agency fees to be paid by the seller

## T2 - DAX town centre and thermal baths on the St Vincent side

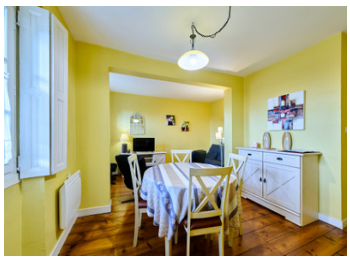
EXCLUSIVE















## INFORMATION

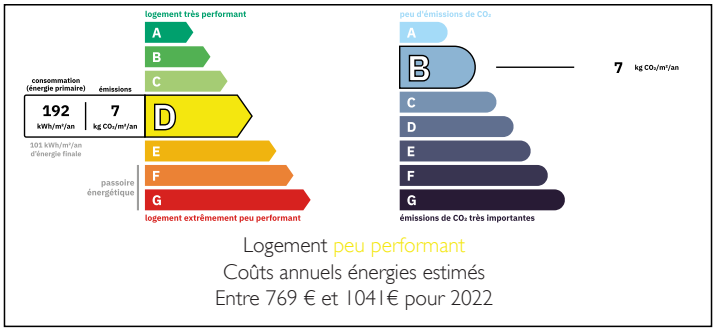
| | |
|---|---|
| Town: | Dax |
| Department: | Landes |
| Bed: | 1 |
| Bath: | 1 |
| Floor: | 39 m2 |
| Plot Size: | 0 m2 |

## IN BRIEF

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

It benefits from large windows that let in plenty of light. 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 peu performant
Coûts annuels énergies estimés
Entre 769 € et 1041€ 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

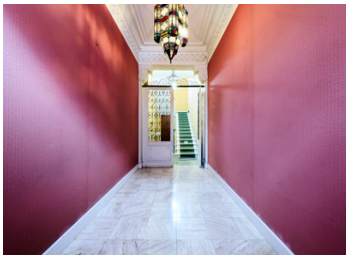
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# DESCRIPTION

Located close to the cathedral and the covered market square, this beautiful one-bedroom flat is situated on the third floor (with lift access) in a charming, well-maintained building.
It benefits from large windows that let in plenty of light. 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 !

Carrez area:
Kitchen: 5.170 m²
Shower room/WC: 5.640 m²
Living room: 18.980 m²
Bedroom: 9.620 m²
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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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