LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43824COL40 Price: 74 000 EUR

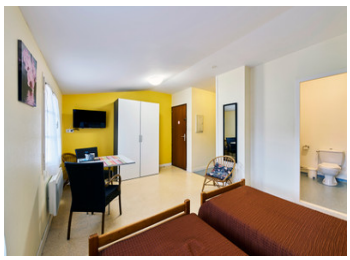
agency fees to be paid by the seller

Studio flat – 1-bedroom flat – DAX town centre, near the cathedral and thermal baths

EXCLUSIVE















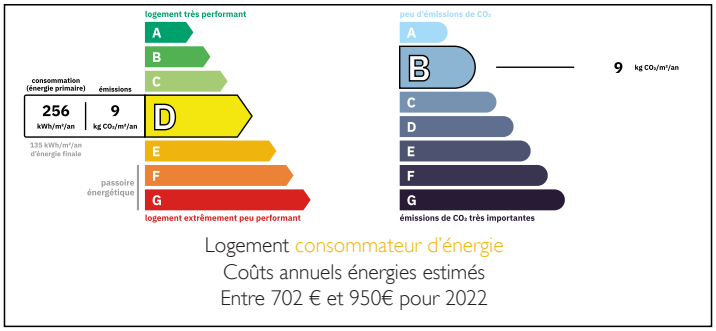
INFORMATION

Town:	Dax
Department:	Landes
Bed:	0
Bath:	1
Floor:	26 m2
Plot Size:	0 m2

IN BRIEF

Close to the cathedral and the covered market square, a pleasant and spacious 25.84 m² studio located on the 3rd and top floor (with lift) of a beautiful, well-maintained bourgeois building.
Great potential for letting to spa guests or students; there is high demand in these sectors given the quality of the accommodation and the building. This property has been let to spa guests for 40 years, with the option to continue the letting management through the company currently managing the property. A great opportunity!

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 702 € et 950€ 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.

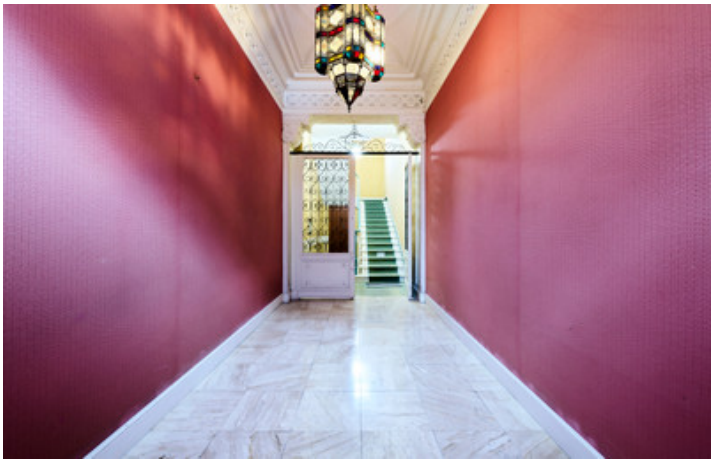
International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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DESCRIPTION

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Carrez area:
Living room: 17.030 m²
Kitchen: 3.950 m²
Shower room/WC: 4.860 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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