LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44009COL40 Price: 68 000 EUR

agency fees to be paid by the seller

Furnished studio flat – Dax town centre – Fontaine Chaude

EXCLUSIVE















INFORMATION

Town:	Dax
Department:	Landes
Bed:	0
Bath:	1
Floor:	12 m2
Plot Size:	0 m2

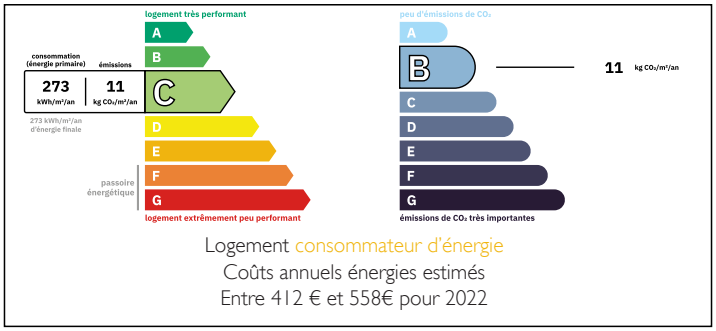
IN BRIEF

This superb studio, sold fully furnished and equipped, is situated just 50 metres from Place de la Fontaine Chaude, in the heart of Dax town centre, within a beautiful building that was once a renowned spa hotel in its heyday. Its magnificent façade and communal areas featuring exposed stonework are sure to impress!

It is in perfect condition, beautifully decorated and fitted out. It has a floor area of approximately 16.5 m² with sloping ceilings, but the space is fully usable as you can see from the photos. Situated on the top floor with a lift, you could rent it out to spa guests or on a year-round basis to a student for €550 per month (including charges) or per spa treatment (potential for 14–15 treatments per year with good management). Service charges include water and the electricity supply.

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ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 412 € et 558€ 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.

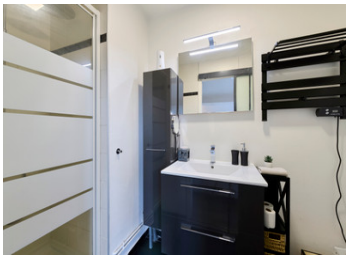
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DESCRIPTION

Hallway with built-in cupboards.
Living room/bedroom.
Shower room with toilet.

Co-owned building of 37 units
Provisional annual charges: 514€

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

LOCAL TAXES

Taxe foncière: **379 EUR**

NOTES

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