LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45671COL40 Price: 229 000 EUR

agency fees to be paid by the seller

CHARMING 4-BEDROOM VILLA IN A. POMADE - POUILLON

EXCLUSIVE







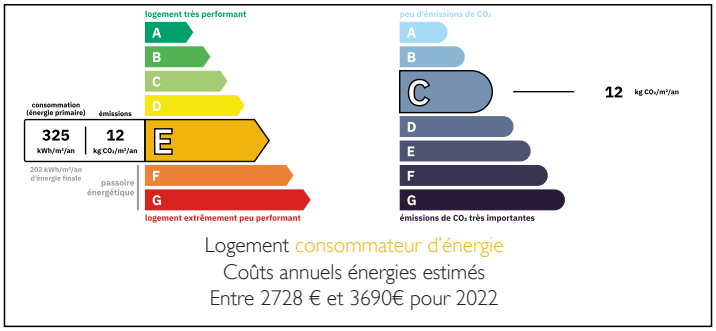








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2728 € et 3690€ pour 2022

INFORMATION

Town:	Pouillon
Department:	Landes
Bed:	3
Bath:	1
Floor:	104 m2
Plot Size:	995 m2

IN BRIEF

In the heart of Pouillon, just steps away from shops, schools, and amenities, this elegant 1930s architect-designed home by Albert Pomade—an iconic figure in regional architecture—embodies all the charm and refinement of the South West's distinctive architectural style.

With approximately 104 m² of living space, it is built on a large semi-basement that covers the entire footprint of the house and is fully usable (with windows and access to the backyard). Its bright rooms, three bedrooms, and preserved character offer a warm and authentic living environment.

Outside, the 995 m² lot features a 10x5 swimming pool as well as a detached double garage—a rare privilege in the heart of the village.

Refurbishment work will fully reveal the potential and elegance of this charming home.

Just 15 minutes from Dax, this is a sought-after location for lovers of architecture, authenticity, and quality of...

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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NOTES

DESCRIPTION

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Entryway with closet: 6.80 m²
Living room: 30.60 m²
South-facing sunroom terrace: 6.20 m²
Kitchen with access to the backyard garden and pool: 13 m²
Bedroom 1 with closet: 10.65 m²
Bedroom 2 with closet: 16.36 sq. ft.
Bedroom 3 with closet: 14 sq. ft.
Bathroom with tub and shower: 8.70 sq. ft.
Hallway: 1.90 sq. ft.
Toilet: 1.65 sq. ft.

Basement: 104 m² divided into 5 rooms, including a windowless wine cellar; all other rooms have windows and a double door leading to the garden on the rear pool side.

Energy audit:
Upgrade to a "B" rating: cost of €44,100 (work performed entirely by contractors)
Upgrade to a "C" rating: cost of €33,800 (work performed entirely by contractors)