



Contemporary house

SAINT PAUL LES DAX (40)

399 000 €*

* Agency fees to be paid by the seller



135 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

NEAR DAX (5 mins from the ocean) - Beautiful Traditional Southern House maintained with care - T5 135 m² located in a quiet and not overlooked area in a friendly Landes village. My living space consists of a large entrance, 1 bright living room of 40 m², 1 semi-open kitchen (adjoining pantry) giving direct access to the pretty covered terrace for good moments of relaxation. A second summer kitchen is at your disposal (this room can be used in different ways depending on your needs). On the night side you can use: 1 bedroom and an office on the ground floor with a spacious bathroom (Italian shower & bathtub), 2 bedrooms (one with a balcony) + bathroom upstairs; presence of an independent WC on each level (cupboards in all bedrooms & bathroom on the ground floor). For your greatest comfort, this property is equipped with reversible air conditioning, electric inertia convectors, a wood stove, Photovoltaic panels for electricity production as well as Thermal panels coupled with the Thermodynamic hot water tank. Everything is nicely located on an enclosed park of 765 m² with a garage of 32 m², an outbuilding of 13 m², a borehole, an alarm as well as a fiber connection. Do not miss !!! Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 827603

Property type Contemporary house

Year of construction 1998

View Vue sur Jardin

SURFACES

Living space 135 m²

Living room surface 40 m²

Land surface 765 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 3

Number of bathrooms 1

Toilets count 2

Washrooms 1

Balcony 1

Terrace 1

DPE/GES

DPE 198

GES 6

APPENDIX

Parking extérieur

Parking space 1

Garage 1

Videophone Non

SERVICES

Air conditioning Yes

Heater électricité économique

Heater climatisation réversible

Heater pompe à chaleur

Heater bois

Kitchen aménagée



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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle