



## Contemporary house

DAX (40)

**412 000 €\***

\* Agency fees to be paid by the seller



140 m<sup>2</sup>



6 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

NEAR DAX - Beautiful T6 Villa of 140 m2 located 2 minutes from the SOUTH gate with its Large shopping center, middle and high school, multiple medical centers. This beautiful interior consists of a large entrance with cupboard, a bright living room with a fireplace (open fireplace), a modern kitchen of 19 m2 and its dining area as well as a large pantry. On the night side you can enjoy 2 independent corners: to the WEST 3 bedrooms (with cupboards), 1 pretty bathroom (Italian shower + 2 sinks) - to the EAST the 4th bedroom of 17 M2 opening on the 20 m<sup>2</sup> covered terrace & barbecue. For your greatest comfort, this property is equipped with reversible air conditioning, a pellet insert and inertia radiators. This beautiful complex is nicely located on a shaded enclosed park of 3600 m2 where there is a large tiled beach of 180 m2, the 8 x 4 swimming pool equipped with a 2 m high dome, a wooden terrace with arbor, a bowling green, an electric gate + videophone, an asphalt driveway, a 50 m2 carport, 2 chalets and 1 garden shed. Sanitation was recently brought up to standard thanks to an autonomous station. Do not miss !!! Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://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 ..... 841717

Property type ..... Contemporary house

Year of construction ..... 1983

View ..... Vue dégagée

### SURFACES

Living space ..... 140 m²

Living room surface ..... 33 m²

Land surface ..... 3600 m²

### COMPOSITION

Number of rooms ..... 6

Number of bedrooms ..... 4

Toilets count ..... 1

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 194

GES ..... 9

### APPENDIX

Parking ..... couvert

Parking space ..... 5

Videophone ..... Oui

### SERVICES

Air conditioning ..... Yes

Heater ..... électricité économique

Heater ..... climatisation réversible

Heater ..... granules

Heater ..... bois

Kitchen ..... aménagée

Swimming-pool ..... Yes



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