



House

BAZAS (33)

305 000 €



189 m²



7 pièce(s)



6 chambre(s)

PROPERTY DESCRIPTION

Exclusively, magnificent Landes-style house of traditional construction located on the outskirts of a village with motorway interchange and shops (pharmacy, bakery, restaurant, butcher, school, etc.) and only 15 minutes from Bazas and Grignols. This house is composed on the ground floor: a beautiful entrance, a spacious living room, separate kitchen (Possibility of opening partition on the living room side), three bedrooms, pantry, bathroom, separate toilet and adjoining garage with access directly to the house. Upstairs: three additional bedrooms, an office, separate toilet and shower room. You will enjoy a covered terrace, a recent swimming pool with curtain, a vegetable garden, an automated gate with spacious parking. Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,17% TTC du prix hors honoraires.

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

COMPOSITION

Number of rooms	7
Number of bedrooms	6
Toilets count	2
Washrooms	2

DPE/GES

DPE	178
GES	38

APPENDIX

Parking	extérieur
Parking space	1
Garage	1
Videophone	Non

SERVICES

Kitchen	aménagée
Swimming-pool	Yes

GENERAL

Reference	842296
Property type	House

SURFACES

Living space	189 m²
Living room surface	37 m²
Land surface	2085 m²



CAPIFRANCE
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SAS au capital de 100.000 euros

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