

3 Bed Apartment in a holiday residence on the Bassin d'Arcachon with heated pool.

EXCLUSIVE

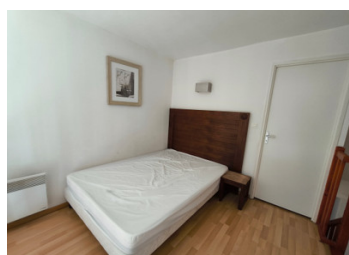


## INFORMATION

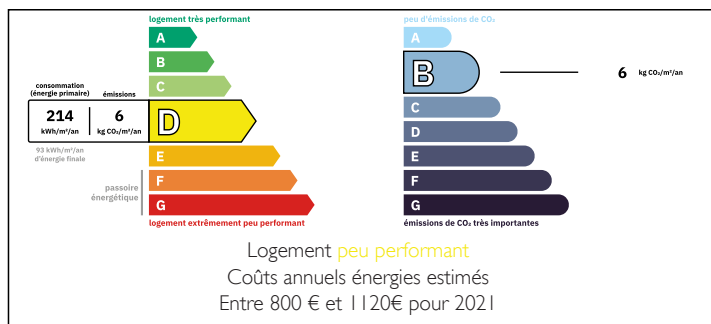
Town:	Le Teich
Department:	Gironde
Bed:	2
Bath:	2
Floor:	60 m2
Plot Size:	0 m2

## IN BRIEF

This three bedroom apartment is located in a tourist resort apartment complex with a heated pool located in Le Teich on the bassin d'Arcachon. Only a short drive from Bordeaux.

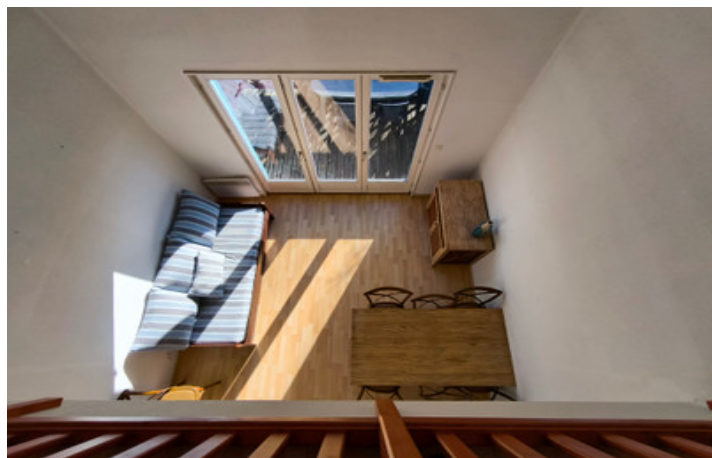


## ENERGY - DPE



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.



## DESCRIPTION

The duplex apartment consists of a living room/open kitchen which accesses to a balcony, a bedroom, a shower room, a toilet, and on the 1st floor two bedrooms, a bathroom, and a toilet.

The apartment is located in a tourism residence with a heated swimming pool.

Located in Le Teich on the bassin d'Arcachon close to the famous bird sanctuary and only a short walk to the village where you will find shops and restaurants. The area offers lots of activities and superb cycle tracks to enjoy the stunning surroundings making this an ideal holiday residence which is open all year round.

Contact us today for more information.

## LOCAL TAXES

**Taxe foncière: 898 EUR**

**Taxe habitation: EUR**

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Co-owned building of 139 units  
Provisional annual charges: 1800€

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

## NOTES