

Magnificent set of three adjoining wooden chalets with a total of 364 m² in the Maubuisson forest

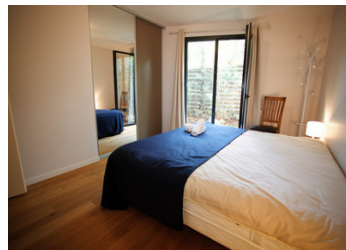


INFORMATION

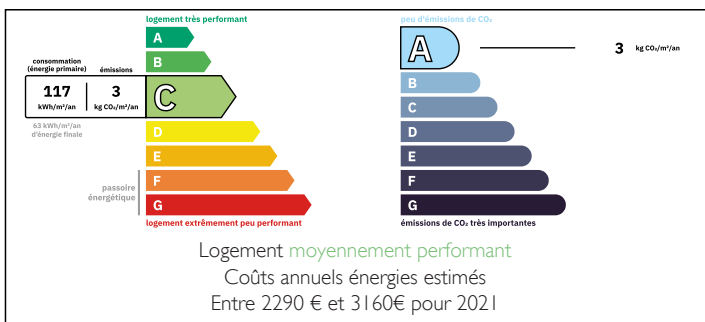
Town:	Carcans
Department:	Gironde
Bed:	9
Bath:	7
Floor:	357 m2
Plot Size:	1461 m2

IN BRIEF

Superb residence made up of three wooden chalets and several outbuildings. The first chalet includes on the ground floor a large living room with open kitchen, a fireplace, a balcony giving access to the other buildings, a bedroom with dressing room, a bathroom and a separate toilet, upstairs two bedrooms and a large mezzanine. The basement, with an independent entrance, has a games room, a hammam, two showers, two toilets, a laundry room and a room to convert. The second chalet includes on the ground floor two bedrooms, a kitchen, a living room with a stove, a covered terrace and on the first floor communicating with the first chalet via the balcony, a bedroom with shower room and toilet, an office, a master suite with dressing room, bathroom, toilet and private balcony. The third chalet includes two...

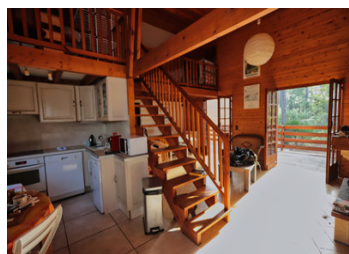


ENERGY - DPE



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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 first chalet, built in 1986, was a pleasant family holiday destination. Its owner, a doctor by profession and keen to offer new perspectives to his suffering patients, undertook the construction of two extensions in 2008 and then in 2017, in order to organise well-being courses. Each of these extensions is independent and therefore allows you to receive friends, organise professional activities or carry out seasonal rentals. The initial chalet, measuring 139 m², is composed on the ground floor of a living room with adjoining kitchen, equipped with a fireplace with a surface area of 45 m², a bedroom of 12 m² with dressing room, a shower room and a toilet, opening onto a wooden terrace, and upstairs of two bedrooms of 10 m² and a mezzanine. In the basement, a 4 m² hammam, 2 showers, 2 toilets and a 20 m² games room were later fitted out.

The second chalet, connected to the first by the balcony, includes on the upper level a 11 m² bedroom with shower room and toilet, a 13 m² office, a 19 m² suite with bathroom and balcony, a separate toilet and on the lower level (which is at garden level), 2 14 m² bedrooms, a 6 m² American kitchen and a 37.50 m² living room. This lower level communicates with the hammam area.

The third chalet includes two 19 m² bedrooms with shower room and toilet and a 12 m² storage room. At the end of the 1461 m² park...

LOCAL TAXES

Taxe foncière: 1750 EUR

Taxe habitation: EUR

NOTES