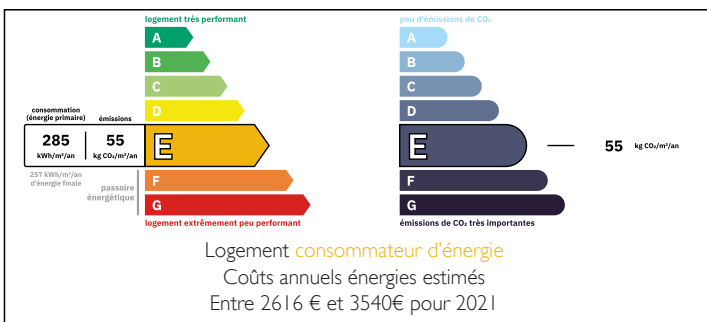


House T5 Prunetti - Arènes de DAX



ENERGY - DPE



INFORMATION

Town:	Dax
Department:	Landes
Bed:	3
Bath:	3
Floor:	146.2 m2
Plot Size:	633 m2

IN BRIEF

Beautiful character house built in 1960 by the famous architect Jean Prunetti.

It is ideally located in the town centre, just a stone's throw from the Dax Arena and all shops and services.

This house offers around 146 m² of living space, comprising a bright 41 m² living room with open fireplace, a separate 15 m² kitchen, and 3 large bedrooms upstairs with 3 shower rooms.

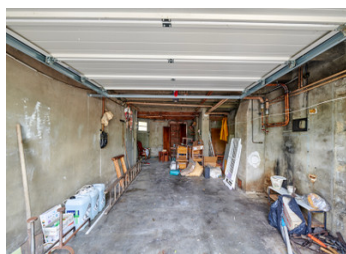
It is built over a full basement with parking for up to 3 cars, as well as a completely independent studette that could be used to generate rental income for students or people on a health cure. Enclosed garden of 633 m².

The gas boiler can easily be replaced by a heat pump to move up to "D" status.

The house is equipped with two stairlifts, one outside on the service staircase leading to the kitchen, the...

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.



LOCAL TAXES

Taxe foncière: 537 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Elevated ground floor :

Rotunda living room of 41.25 m² opening onto a large south-facing terrace of 13 m².

Separate kitchen (with service staircase from the garden equipped with a waterproof stairlift).

Entrance hall.

WC.

FIRST FLOOR (equipped with stairlift to access bedrooms):

Hall / corridor.

1 bedroom of 19.60 m² + shower room of 4 m².

15 m² bedroom + 3.50 m² shower room

14.65 m² bedroom

5.65 m² bathroom (bath) with WC

BASEMENT ON ONE LEVEL :

52 m² garage

Detached 12 m² studio flat with door to the rear of the house, accessible from the garden (kitchenette + shower room-WC), in need of renovation.

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