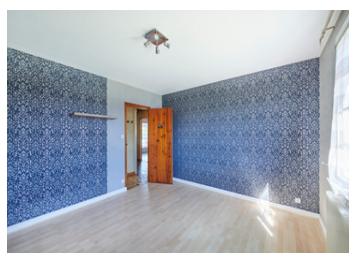
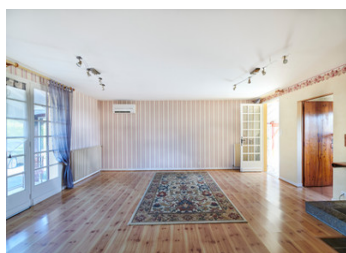
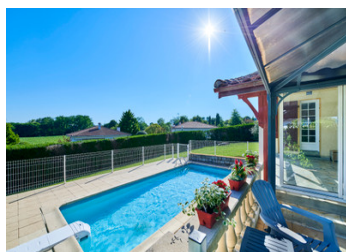
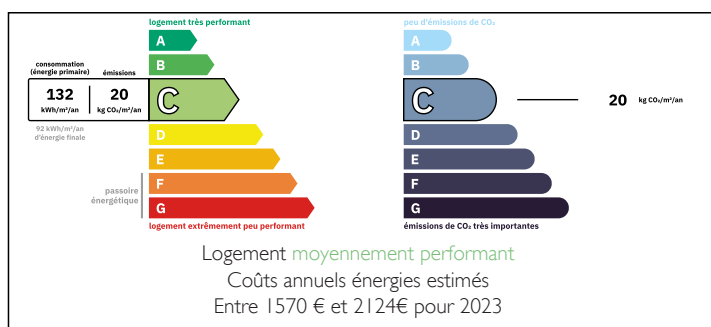


House T5 with swimming pool - Near Dax

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Dax
Department:	Landes
Bed:	4
Bath:	2
Floor:	143 m2
Plot Size:	1018 m2

IN BRIEF

Attractive, traditionally-built house offering 143 m² of living space on 1000 m² of land, with 4 bedrooms, situated 8 minutes south of Dax in the heart of the village of Bénésse-les-Dax.

This well-maintained house is in perfect condition and is energy-efficient (recently installed joinery, reversible air conditioning and wood burner). No work is required, so you can move in straight away! A pleasant terrace and a lovely veranda adjoin the swimming pool and its enclosed, unoverlooked garden. There is also a bowling green for family and friends to enjoy.

Double aspect living room opening onto a veranda to the north and another to the south, large fitted kitchen, 3 bedrooms on the ground floor, bathroom and separate WC. Upstairs is a very large bedroom with a shower room and WC, ideal for a teenager or for entertaining family. There is...

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

Ground floor:

Living room

Separate fitted kitchen

Hallways

3 bedrooms

1 bathroom

1 WC

First floor :

1 bedroom

1 shower room + WC

2 verandas

Basement/cellar

1 garden shed

1 bowling green

1 terrace with barbecue

1 swimming pool with new Gel Coat liner and recently replaced filtration machinery (Waterair Filwat Compact System-style integrated pool filtration)

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

LOCAL TAXES

Taxe foncière: 1323 EUR

Taxe habitation: EUR

NOTES