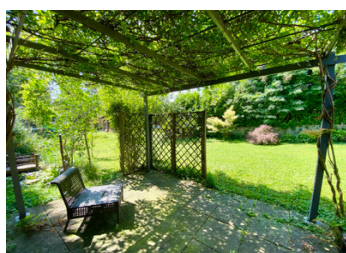
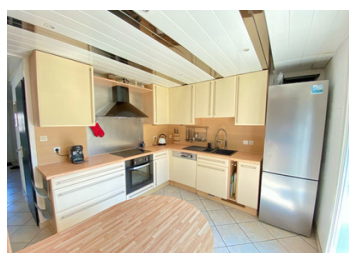
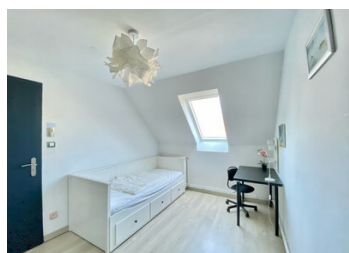
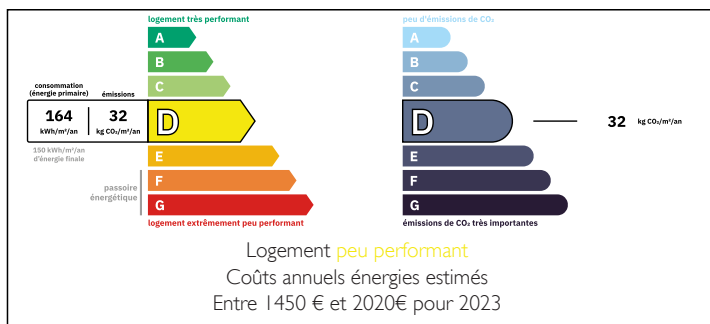


House in close proximity to Basel in Saint Louis

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Louis
Department:	Haut-Rhin
Bed:	3
Bath:	1
Floor:	91.28 m2
Plot Size:	566 m2

IN BRIEF

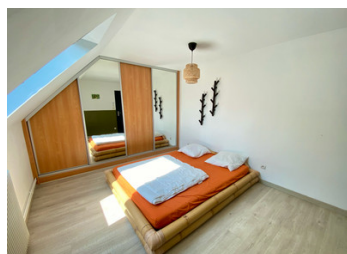
Welcome to a perfect family home on a dead-end road, just 3 minutes from Basel. This charming semi-detached house offers 92m² living space + over 40m² arranged basement on a 566m² plot, combining comfort and convenience. Enjoy excellent public transport links, easy access to highways, supermarkets, and schools. The property has a convenient proximity to the airport, while construction and design maintain a surprisingly quiet and peaceful living environment.

The property features a beautiful garden with a pond and shaded seating areas, a large terrace perfect for entertaining, and a spacious open-plan dining and living area with a fully equipped kitchen. The upper floor boasts three bedrooms with built-in wardrobes and a family bathroom.

The versatile basement is partly converted to an office and guest room, as well as kids' playroom

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

Welcome to your perfect family home nestled on a calm, dead-end road, offering you the best of both worlds: tranquility and convenience. This charming semi-detached house is ideally situated just 10 minutes from Basel, with excellent public transport connections, including the tram No. 3 to the city, as well as easy access to highways, the airport, supermarkets, and schools.

This property boasts 92 m² living space plus over 40 m² arranged basement on a generous 566 m² plot, providing ample room for your family to grow and thrive. The outdoor area is a true oasis, featuring a beautiful garden and a large terrace perfect for entertaining or simply relaxing in your private heaven. The garden, accessible through the living room, kitchen and garage, includes a pond and shaded seating areas, making it an ideal spot for unwinding after a long day.

Step inside to an open space dining and living area that seamlessly blends with a spacious, fully equipped kitchen, all leading to the inviting terrace. The upper floor hosts three comfortable bedrooms with built-in wardrobes and additional storage, complemented by a family bathroom designed for your convenience.

The versatile basement is partly converted to an office and guest room, as well as kids' playroom area. There is a separate room for laundry as well. The garage is directly connected to the house, which also has additional storage, and a convenient carport in front, this home combines practicality with style.

This beautiful home offers the perfect blend...

LOCAL TAXES

Taxe habitation: EUR

NOTES