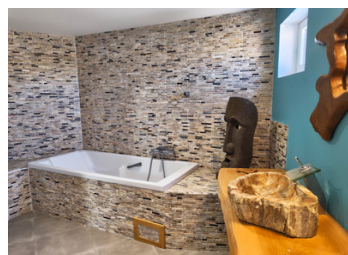


Superb 7-room Canal-style villa (220 m) sold furnished a few steps from the beach



INFORMATION

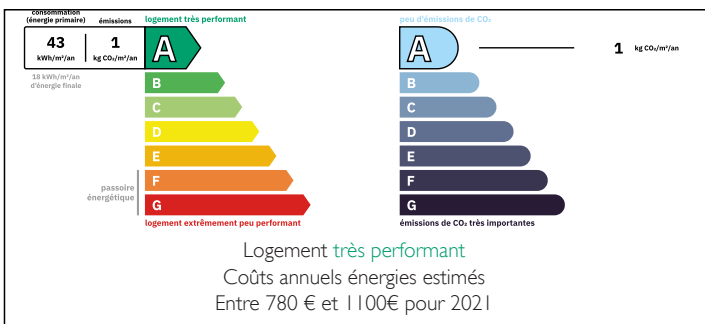
Town:	Lacanau
Department:	Gironde
Bed:	5
Bath:	2
Floor:	220 m2
Plot Size:	492 m2

IN BRIEF

Charming Canaulaise villa built in 1945 (originally 60 m²), beautifully extended and carefully renovated in 2019. It features five tastefully furnished bedrooms, two bathrooms, a shower room, two toilets, and a bright living area with a large dining table for twelve guests and a quality hi-fi system. The open-plan kitchen and veranda create a warm, convivial atmosphere.

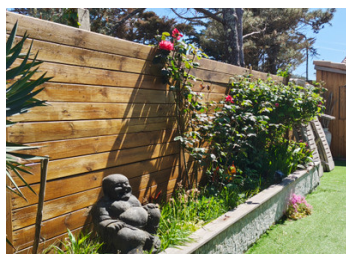
Outside, enjoy a covered terrace, an enclosed barbecue area, and an eight-person jacuzzi. The converted garage, currently used as a workshop, can easily be transformed into an independent studio. Equipped with heat pump heating, the property enjoys an exceptional location in the heart of Lacanau Océan, just 100 meters from the beach, close to shops, and in a zone unaffected by coastal erosion.

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 original house, dating from 1945, is said to be part of a collection of pavilions built by the Belgian ambassador for his family. Extended and completely renovated in 2019, it offers high-end amenities and is sold beautifully furnished.

The property includes two spacious bedrooms of 27 m² and three bedrooms of 17 m², a 21 m² bathroom, a 14 m² shower room, and a 100 m² living area featuring an open-plan kitchen and a 20 m² veranda.

Outdoors, the space has been thoughtfully designed for relaxation and entertaining, with a covered terrace ideal for al fresco dining, a sheltered barbecue area, and an eight-person jacuzzi, creating a perfect setting for memorable seaside holidays.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES