

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

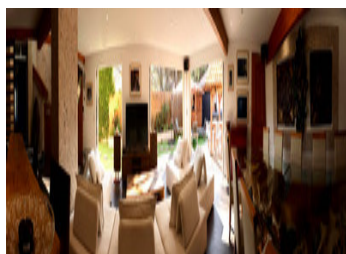


INFORMATION

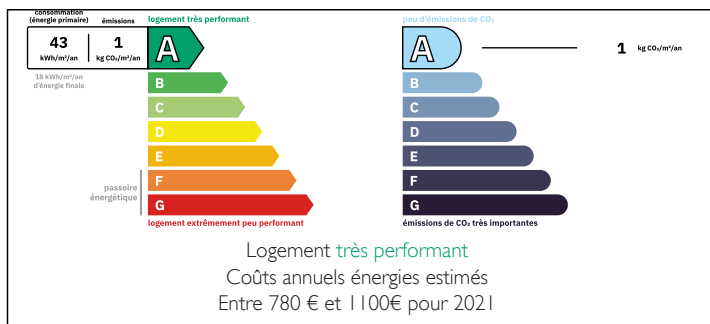
Town:	Lacanau
Department:	Gironde
Bed:	5
Bath:	2
Floor:	220 m2
Plot Size:	492 m2

IN BRIEF

Adorable canal house built in 1945 (60 m²), enlarged and carefully renovated in 2019. It offers 5 tastefully furnished bedrooms, 2 bathrooms, a shower room, two toilets, a living room with a table for 12 people and a hifi system, an American kitchen and a veranda. Outside, a covered terrace, a closed barbecue area and an 8-seater jacuzzi as well as a converted garage currently used as a workshop but easily convertible into an independent studio. Heating by a heat pump. The house in the center of Lacanau Océan is 100 m from the beach, in the immediate vicinity of the supermarket and located in a zone not affected by coastal decline.

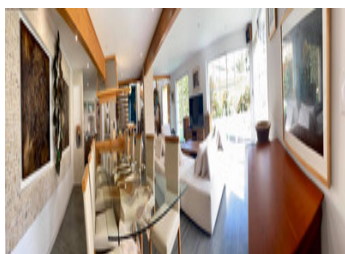


ENERGY - DPE



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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 original house, dating from 1945, is said to be part of a group of pavilions built by the Belgian ambassador for his entire family. Extended and renovated in 2019, it offers high-quality services and is sold beautifully furnished. It has 2 bedrooms of 27 m² and 3 bedrooms of 17 m², 1 bathroom of 21 m² and a shower room of 14 m², 1 living room of 100 m² with an American kitchen and a veranda of 20 m². The outdoor space is designed to make your vacation enjoyable with a covered terrace ideal for outdoor dining, a covered barbecue and an 8-seater jacuzzi.

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