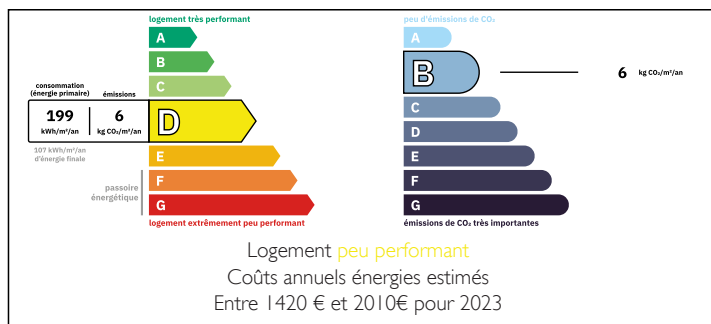


Beautiful property, House+5 active apartments, located less than 2 km from the Eugénie-les-Bains thermal baths



ENERGY - DPE



INFORMATION

Town:	Eugénie-les-Bains
Department:	Landes
Bed:	8
Bath:	6
Floor:	300 m2
Plot Size:	2495 m2

IN BRIEF

Thriving Property Just 2 km from the Eugénie-les-Bains Thermal Spa

Superb active property located less than 2 km from the renowned Eugénie-les-Bains thermal spa, offering a peaceful living environment and excellent rental potential. Including a house + 5 apartments

Beautifully restored former farmhouse, converted into five cozy and comfortable apartments to accommodate spa visitors.

Established clientele, ensuring a stable and sustainable rental income.

Main house of 130 m², featuring:

- A spacious and bright living room
- A fully equipped kitchen
- Three beautiful bedrooms
- A laundry room
- Two bathrooms
- A pantry

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.

A turnkey investment, ideal for continuing a thriving rental business



DESCRIPTION

Thriving Property Just 2 km from the Eugénie-les-Bains Thermal Spa

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Main house of 130 m², featuring:

- A spacious and bright living room
- A fully equipped kitchen
- Three beautiful bedrooms
- A laundry room
- Two bathrooms
- A pantry
- A storage room
- A garage

2,500 m² of land, perfect for relaxation.

Large swimming pool, an additional asset to attract visitors and enhance their comfort.

Prime location, just minutes from the spa and local amenities.

A turnkey investment, ideal for continuing a thriving rental business.

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