

Type 6 House - St Paul-les-Dax (between Grand Mail and Lac de Christus)

EXCLUSIVE



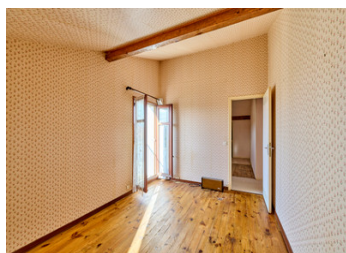
INFORMATION

Town:	Saint-Paul-lès-Dax
Department:	Landes
Bed:	5
Bath:	2
Floor:	154 m ²
Plot Size:	623 m ²

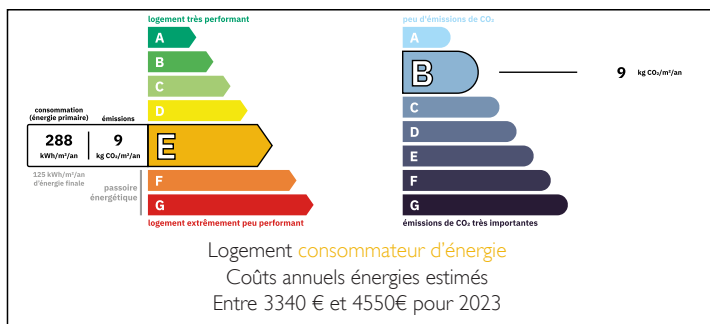
IN BRIEF

Superb location in the heart of St Paul les Dax in a quiet area less than 3 minutes from the Grand Mail (800 m), the town hall, and Lake Christus! All schools from kindergarten to middle school are also within walking distance, less than 10 minutes away. Bus stop 100 m away (line 3) with direct service to downtown Dax and Lycée Borda.

This large family home with approximately 154 m² of living space (177 m² of usable space) has 5 bedrooms, 2 of which are on the ground floor, 1 bathroom on each level, an office area upstairs, a veranda, a large garage, and plenty of storage space. The structural work is in perfect condition, with double brick walls. To improve its energy performance, you will only need to invest 1/3 of the total audit estimate to achieve a...



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

Ground floor:

Living room

Separate kitchen

2 bedrooms

1 WC

1 SE

Cellar

Veranda

Garage

Carport

1st floor :

Landing

Study/storage

3 bedrooms

2 bathrooms with washbasin and bidet and shared shower

Attic/storage

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

LOCAL TAXES

Taxe foncière: 2321 EUR

Taxe habitation: EUR

NOTES