

## 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 <sup>2</sup>
Plot Size:	623 m <sup>2</sup>



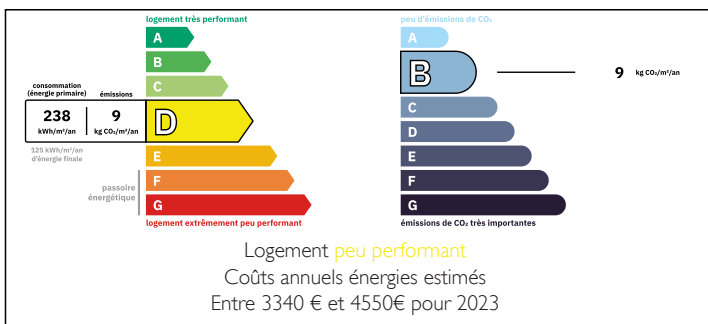
## IN BRIEF

Ideally located 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 nursery to secondary school are also within walking distance. Bus stop 100 m away (line 3) with direct service to Dax town centre and Lycée Borda secondary school.

This large family home with approximately 154 m<sup>2</sup> of living space (177 m<sup>2</sup> of usable space) comprises 5 bedrooms, 2 of which are on the ground floor, 1 shower room on each floor, 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 and a crawl space.

Great potential, with easy rearrangement of the room layout (plans available on request). The price naturally takes...

## 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

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

## LOCAL TAXES

Taxe foncière: **2363 EUR**

## NOTES