

Close to amenities, 10 min from beaches – Charming 5-room home, 120 m<sup>2</sup>, stunning living space, lovely garden



## INFORMATION

Town:	Saint-Vincent-de-Tyrosse
Department:	Landes
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	510 m2

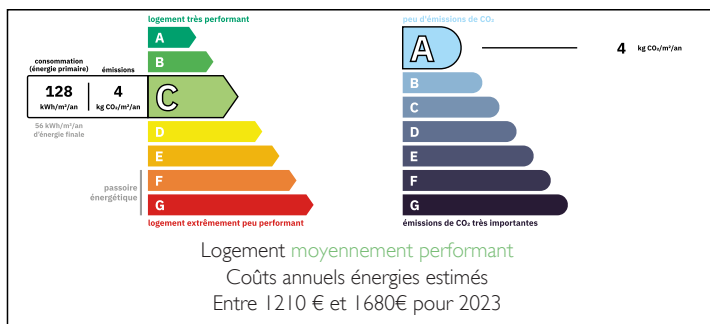
## IN BRIEF

In the charming and vibrant town of Saint-Vincent-de-Tyrosse, just 10 minutes from the sought-after beaches of Hossegor and Capbreton, and within walking distance to shops, schools, and transport, this bright and inviting 120 m<sup>2</sup> home sits on a fully enclosed 510 m<sup>2</sup> plot. Semi-detached on one side, it features great outdoor spaces: front parking, a private, unoverlooked rear garden, a wooden terrace with pergola, garden shed, and a square pool—perfect for summer days.

Inside, enjoy a warm and flowing layout: entrance with storage, spacious shower room with laundry area, separate WC, and a stunning 51 m<sup>2</sup> living space filled with natural light. The modern kitchen with central island opens to a modular double lounge and kitchen with central island opens onto a modular double lounge and a glass-walled dining area. Upstairs, two bedrooms with built-in wardrobes, a study, and a landing ideal...

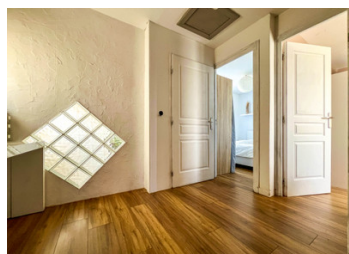
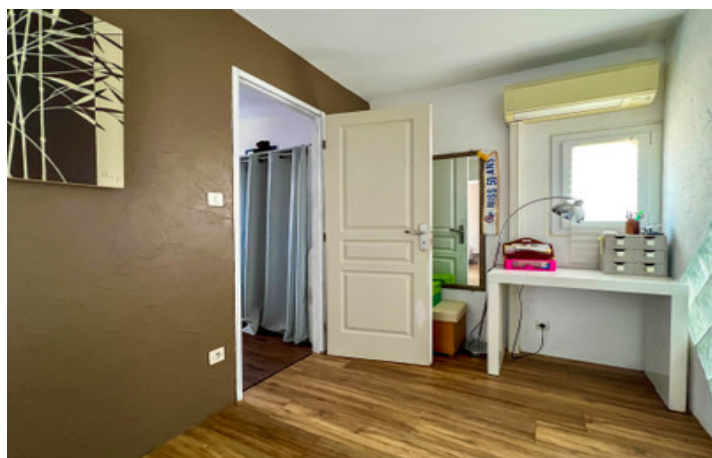


## ENERGY - DPE



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

Charming Two-Level Home with Private Garden and Pool – Just 10 Minutes from the Beaches of South Landes!

Ideally located near the town center of Saint-Vincent-de-Tyrosse, this bright and modern semi-detached home offers the perfect balance of comfort, outdoor living, and convenience. Just 10 minutes from the iconic beaches of Hossegor, Capbreton, and Seignosse, and only steps from shops, schools, services, and public transport, it's a peaceful retreat with everything within easy reach.

Set on a fully enclosed 510 m<sup>2</sup> plot, the property provides both privacy and functionality. At the front, a driveway with an electric gate allows parking for several vehicles. At the rear, enjoy a private, unoverlooked garden, a wooden terrace with a pergola (open or covered depending on your needs), a square pool under 10 m<sup>2</sup>—ideal for cooling off on warm days—and a practical garden shed.

With approximately 120 m<sup>2</sup> of living space, the home is semi-detached on one side and offers :

On the ground floor:

- A true entrance hall of nearly 6 m<sup>2</sup>, featuring a custom-built closet and storage area leading to the upper level.
- A spacious 7.5 m<sup>2</sup> shower room with integrated laundry space, plus a separate WC.
- A stunning open-plan living area of over 50 m<sup>2</sup>, filled with natural light and opening onto the garden—designed for modern family living and perfect for relaxing or entertaining.
- A contemporary, fully fitted kitchen with a central island
- A luminous 20 m<sup>2</sup> dining area with large glass openings to the terrace and...

## LOCAL TAXES

**Taxe foncière: 1360 EUR**

**Taxe habitation: EUR**

## NOTES