

House of 119.98 m2 with 3 bedrooms and enclosed garden of 454 m2.



INFORMATION

Town:	Hourtin
Department:	Gironde
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	454 m2

IN BRIEF

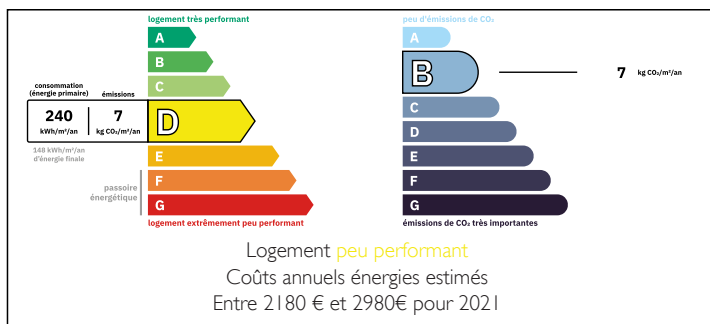
Single-story family home of 119 m² near the lake and ocean beaches in the sought-after Lachanau area.

This house is ideal for nature lovers seeking tranquility. It is located just a few minutes' walk from the lake and not far from the ocean. You will enjoy an exceptional setting between land and sea.

The house comprises 3 comfortable bedrooms, a fully equipped and functional kitchen, a welcoming dining room perfect for sharing meals with family and friends, and a cozy living room with a pellet stove. A large heated veranda completes the living areas.

The fully fenced and private exterior includes a 20 m² detached garage that can be used as a studio (shower, toilet, and kitchenette), a 30 m² chalet, a bicycle garage, and an enclosed jacuzzi area. A large covered terrace and a built-in barbecue complete this space.

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

Single-story family home of 119 m² near the lake and ocean beaches in Hourtin.

This house is ideal for nature lovers seeking tranquility. It is located just a few minutes' walk from the lake and not far from the ocean. You will enjoy an exceptional setting between land and sea.

The house comprises 3 comfortable bedrooms, a fully equipped and functional kitchen, a welcoming dining room perfect for sharing meals with family or friends, and a cozy living room with a pellet stove. A large heated veranda completes the living areas.

The pleasant, fully fenced exterior, offering complete privacy, includes a 20 m² detached garage that can be used as a studio (shower, toilet, and kitchenette), a 30 m² chalet, a bicycle garage, and an enclosed jacuzzi area. A large covered terrace and a built-in barbecue complete this space.

This property boasts numerous advantages and also benefits from quick access to amenities.

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

LOCAL TAXES

Taxe foncière: 1201 EUR

Taxe habitation: EUR

NOTES