

Character building in Dax – 15 furnished apartments for spa guests, strong rental yield 300 m from city centre



INFORMATION

Town:	Dax
Department:	Landes
Bed:	15
Bath:	15
Floor:	310 m ²
Plot Size:	611 m ²

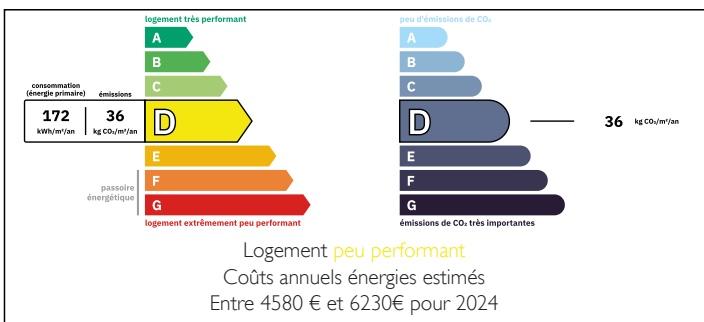
IN BRIEF

Investment property with high rental potential located just 300 metres from Dax city centre, dedicated to spa guest rentals. Set on a 611 m² plot, the building offers approximately 312 m² of living space and comprises 15 fully furnished and equipped apartments, ranging from studios to one-bedroom units.

Each apartment includes a sleeping area or bedroom, a fitted kitchen or kitchenette, a private shower room, television and Wi-Fi. The property is arranged over two levels and features a shared balcony on the upper floor.

Four apartments are currently rented on a long-term basis, providing stable recurring income, while the remaining units are operated as seasonal or medium-term rentals for spa guests. Immediate proximity to the thermal baths, city centre, shops, shopping centre and Dax's famous bullring ensures

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

Located only 300 metres from the heart of Dax, this income-generating property enjoys a highly strategic position, particularly sought after by spa guests attending thermal treatments throughout the year. Built on a 611 m² plot, the building offers approximately 312 m² of living space and is arranged over two floors, with a shared balcony on the upper level providing a pleasant outdoor area for residents.

The property consists of 15 furnished apartments perfectly suited to short-, medium- and long-term rentals. The units, ranging from studios to one-bedroom apartments, have been designed to meet the specific expectations of spa guests: practicality, comfort and ease of use. Each apartment features a sleeping area or separate bedroom, a fitted kitchen or kitchenette, a private shower room, as well as essential amenities such as television and WiFi access.

The building's layout allows for efficient rental management, with regular turnover of spa guests during the thermal seasons. Four apartments are currently rented on a year-round basis, ensuring a stable base of income, while the remaining units are dedicated to seasonal and medium-term spa rentals, offering excellent yield potential during peak periods.

The surrounding environment is a major asset. Thermal establishments are within easy reach, as are the city centre and its wide range of shops and services. A shopping centre, the renowned Dax bullring, local markets, restaurants and everyday amenities are all located nearby. This central setting allows tenants to move around on foot, a decisive criterion for spa guests.

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LOCAL TAXES

Taxe habitation: EUR

NOTES