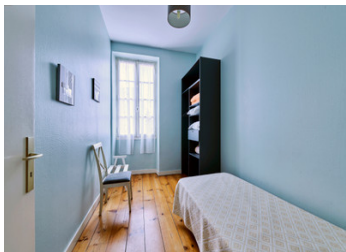
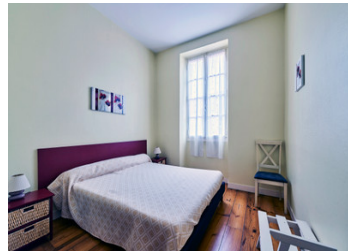


## Two-bedroom flat – City centre, near DAX Cathedral

EXCLUSIVE



## INFORMATION

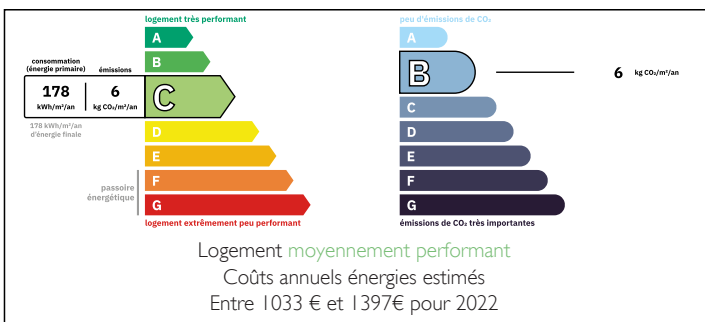
Town:	Dax
Department:	Landes
Bed:	2
Bath:	1
Floor:	58 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

Located near the cathedral and the covered market square, this beautiful two-bedroom flat is situated on the second floor (with lift access) of a charming, well-maintained period building.

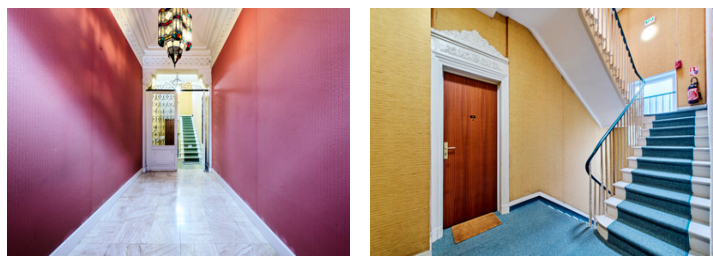
It features large windows that let in plenty of light and high ceilings. It boasts superb original solid wood flooring and has had its electrical wiring recently updated; no further work is required. A wonderful opportunity !

## 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

Carrez area:

Hallway: 5.540 m<sup>2</sup>

Bedroom: 8.020 m<sup>2</sup>

Bedroom: 9.620 m<sup>2</sup>

Toilet: 1.230 m<sup>2</sup>

Shower room: 3.760 m<sup>2</sup>

Living room: 22.040 m<sup>2</sup>

Kitchen: 5.910 m<sup>2</sup>

Laundry room: 2.110 m<sup>2</sup> (0.20 m<sup>2</sup> excluded from Carrez area)

-----

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES