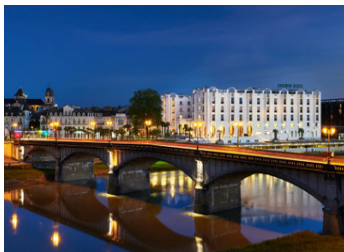
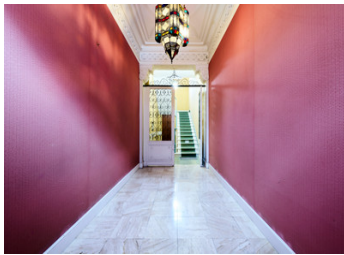


## T2 - DAX town centre and thermal baths on the St Vincent side

EXCLUSIVE



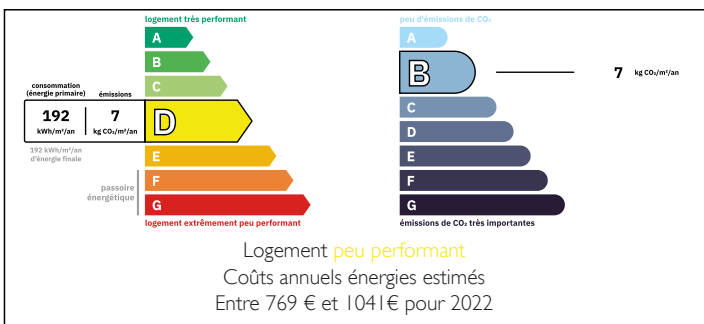
## INFORMATION

Town:	Dax
Department:	Landes
Bed:	1
Bath:	1
Floor:	39 m2
Plot Size:	0 m2

## IN BRIEF

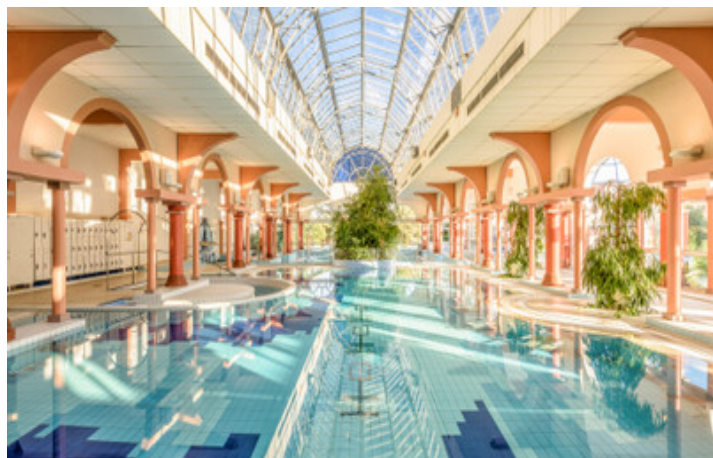
Located close to the cathedral and the covered market square, this beautiful one-bedroom flat is situated on the third floor (with lift access) in a charming, well-maintained building. It benefits from large windows that let in plenty of light. Ideal as a main residence, but also offers great potential for holiday or student rentals, with high demand in these sectors given the quality of the property and the building. A great 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:

Kitchen: 5.170 m<sup>2</sup>

Shower room/WC: 5.640 m<sup>2</sup>

Living room: 18.980 m<sup>2</sup>

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

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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 habitation: EUR

## NOTES