

Large, fully renovated house of 195 m . 3 bedrooms, 1 master suite, huge 90 m living room.



INFORMATION

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|-------------|---------|
| Town: | Carcans |
| Department: | Gironde |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 195 m2 |
| Plot Size: | 500 m2 |

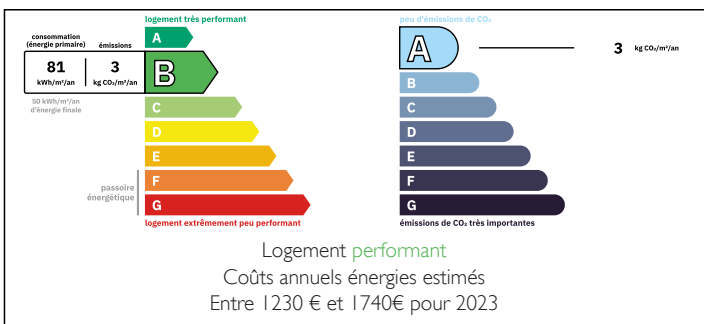
IN BRIEF

Renovated former sawmill with exposed beams - Carcans town

Discover this former sawmill, completely redesigned and renovated with high-end materials, combining industrial charm and modern comfort. Located in the heart of Carcans, a stone's throw from the ocean, Maubuisson, and the cycle paths, this property is a true haven of peace, just minutes from the Lacanau golf course. Numerous amenities are within walking distance.

- Living area: 195 m²
- 4 spacious and bright bedrooms
- 2 shower rooms + 1 bathroom
- Large open-plan living area of approximately 90 m²: living room, dining room, open kitchen, and office 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

FOR SALE: Renovated former sawmill with exposed beams - Carcans town

You're sure to fall in love with this unique home!

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House Description

- Living area: 195 m²
- Rooms:
 - 4 spacious and bright bedrooms
 - 2 shower rooms + 1 bathroom
 - Large open-plan living area of approximately 90 m²: living room, dining room, open kitchen, and office space
- Exterior:
 - 500 m² building plot (potential for expansion or additional construction) with independent access.
 - 2 terraces to fully enjoy the outdoors
- Quality materials:
 - Polished concrete flooring (attractive and easy to maintain)
 - High-performance insulation (very good energy rating)
 - New roof (less than 3 years old)

LOCAL TAXES

Taxe foncière: 1404 EUR

Taxe habitation: EUR

NOTES

Key advantages

☐ Ideal location: Close to the beaches of Carcans Océan, the Maubuisson forests, and cycle paths for nature lovers.

☐ Building potential: The land offers the possibility of