

Village house, 6-room, 3 bedrooms, garden, garage, view of the Pyrenees.



INFORMATION

Town:	Pouillon
Department:	Landes
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	728 m2

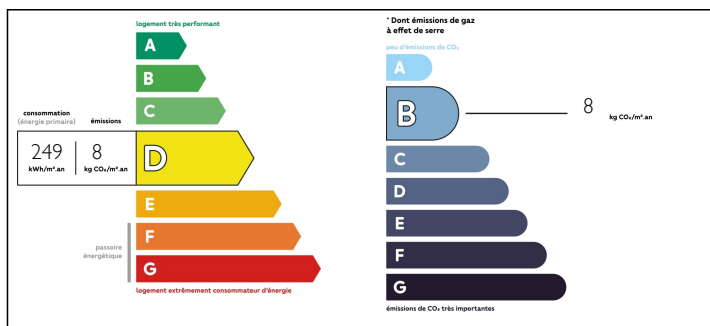


IN BRIEF

20 mins from Dax, 6-room village house 150m² with 3 bedrooms, open kitchen, terrace with barbecue. Garden, garage.



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

This charming village house, 20 minutes from Dax, offers a view of the Pyrenees on a clear day.

Located in the center of the village, this family house of 150m² on a plot of 728m² with electric gate, garden and garage, has on the ground floor: an entrance, laundry room, WC, kitchen open to the dining room, large living room with wood burning stove. The floor is composed as follows: 3 bedrooms, one with bathroom, a shower room with WC, a mezzanine.

Accessible from the living room the large covered terrace with barbecue.

Electric heating and wood stove, partially fitted with double glazing.

Accessible to Internet fiber.

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

LOCAL TAXES

Taxe foncière: 682 EUR

NOTES