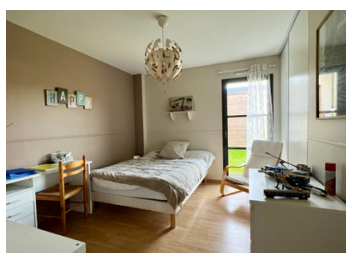
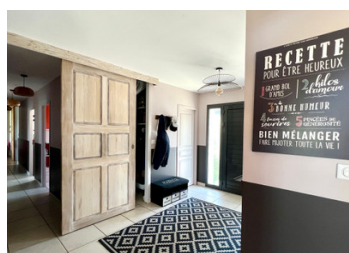
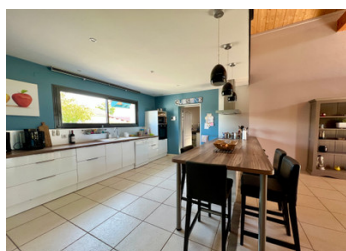


Favorite for this architect villa on one level T6 of 174 m2 on 1625 m2 land with double garage



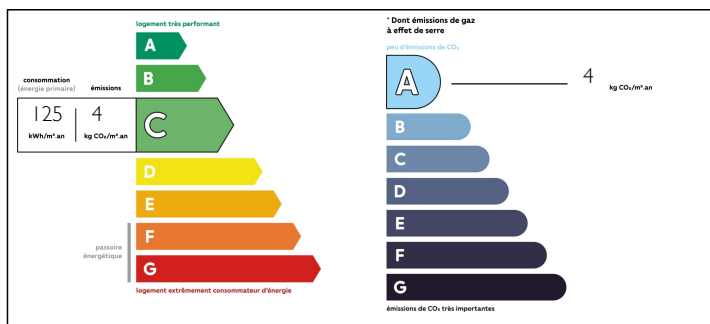
INFORMATION

Town:	Biarrotte
Department:	Landes
Bed:	5
Bath:	2
Floor:	174 m2
Plot Size:	1625 m2

IN BRIEF

In the countryside of Seignanx, 20 minutes from Bayonne and beaches south Landes, 5 minutes from the 1st amenities, this superb contemporary villa T6 of 2008 of 174 m2, built on a beautiful plot closed, piscinable, 1625 m2, in nature courtyard, parking, garden and a covered outdoor living space, very pleasant, will seduce you with its beautiful volumes bathed in light and opening onto the garden as its living room/ kitchen with adjoining pantry, all of 70 m2 with cathedral ceiling, its sleeping area composed of 3 bedrooms including a master suite with shower room/ toilet and dressing room, an office, a bathroom, its large entrance also with dressing toilet with wash hands. It offers a potential convertible with its double garage of 50 m2 + attic, partly converted into a large bedroom. Underfloor heating via heat pump, aluminum carpentry with centralized electric blinds, above ground pool. The ideal home for...

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

Biarrotte, charming village of Landes, in the countryside of Seignanx, 20 minutes from Bayonne and beaches South Landes, this superb contemporary villa T6 of 2008 of 174 m2, built on a beautiful plot closed, piscinable, 1625 m2, in nature courtyard, parking, garden and outdoor covered living space, will seduce you with its beautiful comfortable interior design, its covered and protected outdoor living space, its quality materials, its beautiful volumes,

- Access to the property is secured by an electric entrance gate equipped with a remote access system, which opens onto a courtyard serving as parking for several cars and leading to the double garage

- The exterior of the property consists of a magnificent outdoor living space southwest, covered, protected in case of wind by bay windows with electric blinds with the possibility of arranging a summer kitchen, for family or friends, of relaxation, conviviality and a nice garden in part sported away from the glances, flat and piscinable on both sides of the house.

- The interior design of the villa has been designed for a daily family life in a spirit of comfort, practical, in a modern atmosphere like the staircase urban style, current, tasteful, with quality materials like all aluminum joinery and centralized electric blinds, where everyone has their own personal space, The villa has a large entrance with a dressing room with sliding door, a bathroom with washbasin. The living space and the night part are located on either side of the entrance.

The...

LOCAL TAXES

Taxe foncière: 1100 EUR

NOTES