

**345 000 €**

**For sale house**

**4 rooms**

**Surface : 135 m²**

**Surface of the living : 43 m²**

**Surface of the land : 1500 m²**

**Exposition : Sud ouest**

**View : Campagne**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Features :**

Chambre de plain-pied, Double vitrage, calm

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

03/05/2025 - Prix T.T.C



### House Saint-Pandelon

Saint Pandelon, in the immediate vicinity of Dax, let yourself be charmed by this single storey house, built in the traditional way in 98, with 135 m2 of living space, including: Spacious living room of 43 m2, light and bright with exposed framework and ceramic pellet stove, fitted and equipped American kitchen of 16 m2, large adjoining pantry of 12 m2. In the sleeping area, you will have 3 bedrooms at your disposal, 2 toilets, 1 full bathroom (shower and bathtub). Quiet and nuisance-free environment. DPE: D. Reversible air conditioning, partly covered south-facing terrace adjoining the living room and the kitchen. Adjoining garage + 1 independent wooden shed complete the property. Enclosed and wooded land of 1500 m2. Non-compliant individual septic tank type sanitation. The risks to which the property is exposed are available on the georisks website. Agency fees are the responsibility of the seller.

#### Legal information

345 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr),

