

**319 403 €**

For sale house

5 rooms

Surface : 146 m<sup>2</sup>

Surface of the living : 50 m<sup>2</sup>

Surface of the land : 7500 m<sup>2</sup>

Exposition : Sud ouest

Hot water : Individuel

Features :

Surf terrace. 20, environment campaign,

Transportation: No, Garage area: 38,

Double-vitrage, Water distribution:

INDIVIDUAL, Water Energy: ELECTRIC

BALLOON

4 bedroom

1 terrace

2 showers

2 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

20/05/2024 - Prix T.T.C



## House 1843 Heugas

If you are looking for peace and nature near Dax, this house from the 1800s is made for you. You will be charmed by its tastefully renovated interior, combining modernism and the charm of the old. You will have a spacious living room of 50 m<sup>2</sup> including living room with insert fireplace and fitted and equipped American kitchen, a cellar, and a sleeping area consisting of 2 bedrooms with cupboards, hallway, bathroom, wc. Upstairs: You will appreciate the reading corner, a room used as a gym but which can be used as a bedroom, a bedroom, a shower room with wc. A terrace communicating with the living room, an adjoining garage of 38 m<sup>2</sup> as well as 3 horse boxes complete the set. Land of 7481 m<sup>2</sup> bordered by the forest. Recent electric heating. ECD: E. Property tax: 520?. The fees are the responsibility of the seller. Information on the risks to which the property is exposed is available on the georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

### Legal information

319 403 €

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)

