

**325 000 €**

**For sale house**

**5 rooms**

**Surface : 161 m²**

**Surface of the living : 66 m²**

**Surface of the land : 4700 m²**

**Exposition : Sud**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : good**

**External condition : a refresh**

**Couverture : tiles**

**Features :**

pool, Pool house, Jacuzzi spa, fireplace,  
Chambre de plain-pied, Double vitrage,  
Buanderie, calm

4 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe) : D**

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

Document non contractuel

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



### House 1876 Saint-Pandelon

At the gates of Dax, you will be charmed by this pretty house nestled in its green setting. 160 m2 of living space awaits you on 2 levels: Ground floor: Spacious living room of 66 m2 including living room with central and double-sided fireplace + fitted and equipped open-plan kitchen, 1 bedroom, pantry, full bathroom, toilet, veranda. Floor: Pallier, 3 bedrooms including 2 with cupboards. Adjoining carport for 2 cars. Traditional 10/4 swimming pool, jacuzzi and 34 m2 pool cover will allow you to fully enjoy your outdoors. Wooded land of 4700 m2. No neighbors nearby. The property is located in a flood zone, but it has never been flooded. DPE: D. Property tax: €1700. The information on which the property is exposed is available on the Georisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)

#### Legal information

325 000 €

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).

