

356 000 €**Contact agency****Pontonx Immobilier**

419 Avenue Robert Lapeyrie
40465 Pontonx-sur-l'Adour
05 58 55 50 69 / contact@pontonx-
immobilier.fr

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 : tiling****Features :**

Bedroom on ground floor, double glazing,
CALM

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

Energy class (dpe) : D**Emission of greenhouse gases (ges) : B****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.

Fees and charges :

356 000 € fees included

Document non contractuel

17/07/2024 - Prix T.T.C