

447 900 €

**Contact agency**

**Pontonx Immobilier**

419 Avenue Robert Lapeyrie

40465 Pontonx-sur-l'Adour

05 58 55 50 69 / contact@pontonx-  
immobilier.fr

**For sale contemporary villa**

**5 rooms**

**Surface : 142 m<sup>2</sup>**

**Surface of the living : 55 m<sup>2</sup>**

**Surface of the land : 900 m<sup>2</sup>**

**Year of construction : 2024**

**Exposition : Sud est**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : NEW**

**External condition : NEW**

**Couverture : tiling**

**Features :**

Bedroom on ground floor, double glazing,  
CALM

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

**Energy class (dpe) : B**

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

Document non contractuel



## Contemporary villa Saint-Paul-lès-Dax

Saint Paul les Dax, in a quiet area near Lake Christus, come and discover this new, never lived in, 142 m<sup>2</sup> F4 type architect-designed villa, comprising: Ground floor: Entrance, large living room of 55 m<sup>2</sup> including a fully equipped American kitchen and a functional and bright living room, storeroom, 1 master suite with its 14 m<sup>2</sup> bedroom, its dressing room, and its shower room, separate toilet + urinal. Floor: Landing, hallway, toilet, bathroom, 3 bedrooms. A covered terrace of over 30 m<sup>2</sup> adjoining the main room will allow you to enjoy beautiful sunny days. An independent 25 m<sup>2</sup> studio to be finished will provide you with the additional space to entertain in complete peace, to accommodate a loved one, or to collect rent. Enjoy the advantage of new without the constraints of construction. DPE: A, mains drainage, reversible air conditioning, thermodynamic tank. The risks to which the property is exposed are available on the georisques website.

Fees and charges :

447 900 € fees included

