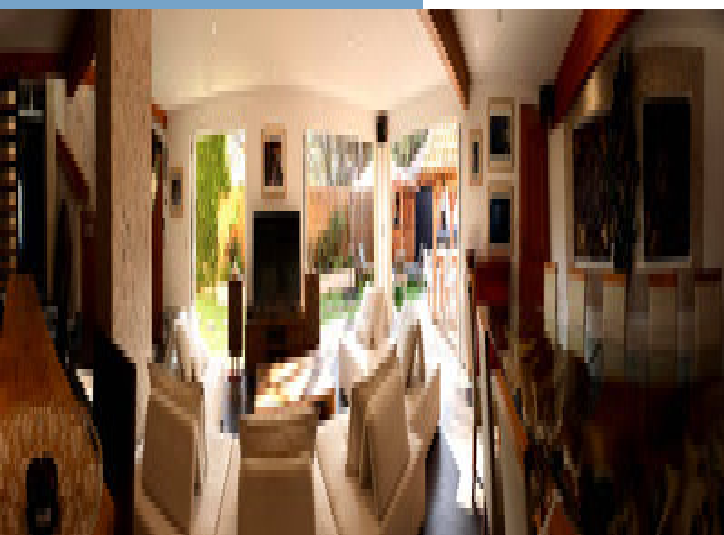




SUPERB 7-ROOM CANAL-STYLE VILLA (220 M²)
SOLD FURNISHED A FEW STEPS FROM THE
BEACH

SUPERB 7-ROOM
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PROPERTY FACT FILE	
REFERENCE	A32637PR33
PRICE	€ 1,390,000 £ 0* <small>*agency fees included: 3 % TTC to be paid by the buyer (1 350 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	2
ACCOMMODATION	220 m ²
LAND	492 m ²
TOWN	Lacanau
DEPARTMENT	
LOCATION	Coastal
TYPE	Villa
CONDITION	
FEATURES	Mains Drains, Detached, Water on site
<small>*Price based on current exchange rate which is subject to change</small>	



- Beautifully renovated charming house
- Right in the centre of Lacanau, close to shops
- Walking distance to the beach
- High quality furniture
-

SUPERB 7-ROOM
CANAL-STYLE VILLA (220
M²) SOLD FURNISHED A
FEW STEPS FROM THE
BEACH...

Ref : A32637PR33

Adorable canal house built in 1945 (60 m²), enlarged and carefully renovated in 2019. It offers 5 tastefully furnished bedrooms, 2 bathrooms, a shower room, two toilets, a living room with a table for 12 people and a hifi system, an American kitchen and a veranda. Outside, a covered terrace, a closed barbecue area and an 8-seater

DESCRIPTIF

The original house, dating from 1945, is said to be part of a group of pavilions built by the Belgian ambassador for his entire family. Extended and renovated in 2019, it offers high-quality services and is sold beautifully furnished. It has 2 bedrooms of 27 m² and 3 bedrooms of 17 m², 1 bathroom of 21 m² and a shower room of 14 m², 1 living room of 100 m² with an American kitchen and a veranda of 20 m². The outdoor space is designed to make your vacation enjoyable with a covered terrace ideal for outdoor dining, a covered barbecue and an 8-seater jacuzzi.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>



More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A32637PR33>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

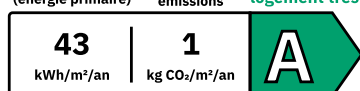
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ENERGIE-DPE

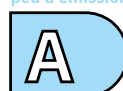
consommation (énergie primaire) émissions logement très performant



18 kWh/m²/an
d'énergie finale



peu d'émissions de CO₂



1 kg CO₂/m²/an



Property **Very efficient**
Estimated annual energy costs
between 780 € and 1100€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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