

**447 900 €**

**For sale villa contemporaine**

**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 : Neuf**

**External condition : Neuf**

**Couverture : tiles**

**Features :**

Chambre de plain-pied, Double vitrage, calm

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

**Energy class (dpe) : A**

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

Document non contractuel

26/12/2024 - Prix T.T.C



### Villa contemporaine 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.

#### Legal information

447 900 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://georisques.gouv.fr)

