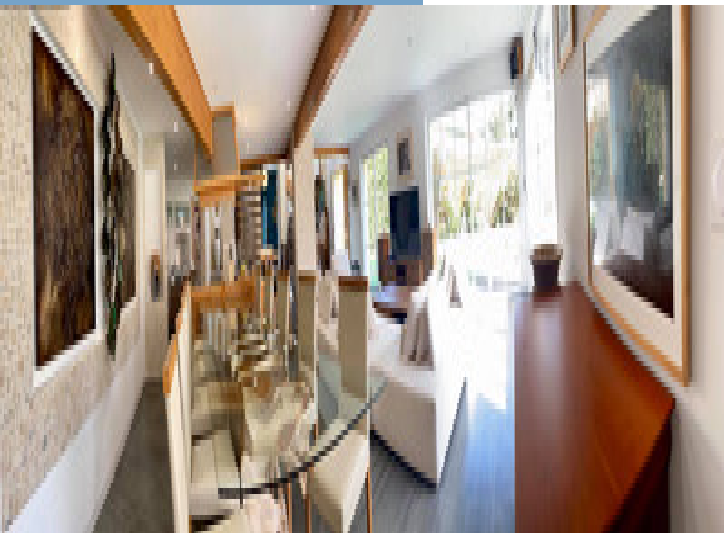




SUPERB 7-ROOM CANAL-STYLE VILLA (220 M<sup>2</sup>)  
SOLD FURNISHED A FEW STEPS FROM THE  
BEACH

www.leggettprestige.com

SUPERB 7-ROOM  
CANAL-STYLE VILLA (220  
M<sup>2</sup>) SOLD FURNISHED A  
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BEACH...



PROPERTY FACT FILE	
REFERENCE	A32637PR33
PRICE	€ 1,493,000 £ 1,243,266* *agency fees included: 3 % TTC to be paid by the buyer (1 450 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	2
ACCOMMODATION	220 m <sup>2</sup>
LAND	492 m <sup>2</sup>
TOWN	Lacanau
DEPARTMENT	Gironde
LOCATION	Coastal
TYPE	Villa
CONDITION	
FEATURES	Mains Drains, Detached, Water on site
*Price based on current exchange rate which is subject to change	





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

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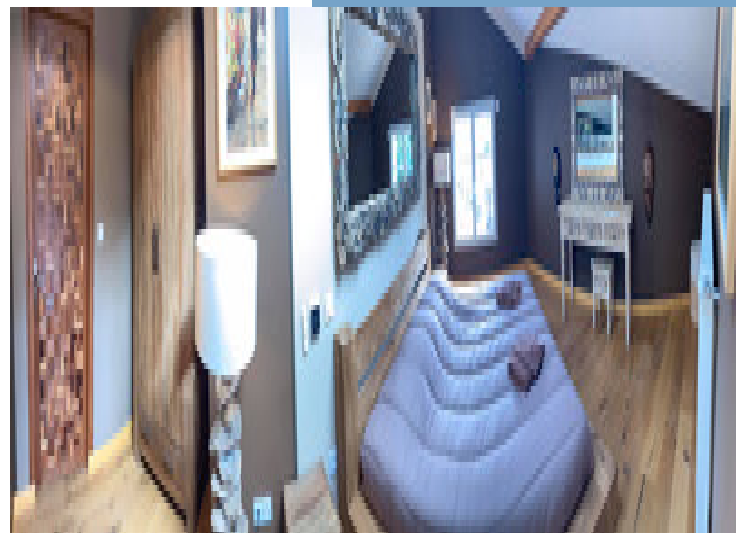
Ref : A32637PR33

Adorable canal house built in 1945 (60 m<sup>2</sup>), 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 m<sup>2</sup> and 3 bedrooms of 17 m<sup>2</sup>, 1 bathroom of 21 m<sup>2</sup> and a shower room of 14 m<sup>2</sup>, 1 living room of 100 m<sup>2</sup> with an American kitchen and a veranda of 20 m<sup>2</sup>. 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.

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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

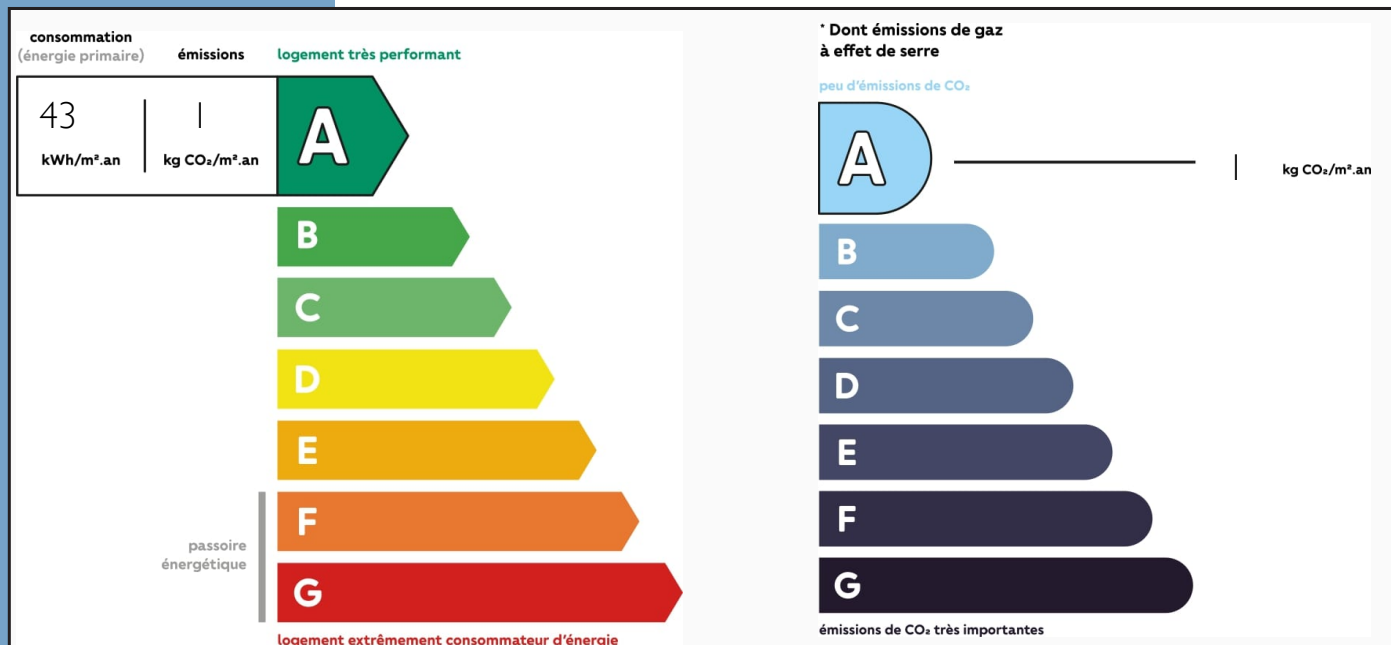
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

SUPERB 7-ROOM  
CANAL-STYLE VILLA (220 M<sup>2</sup>)  
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## ENERGIE-DPE



## NOTICE

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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

Réf :A32637PR33  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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