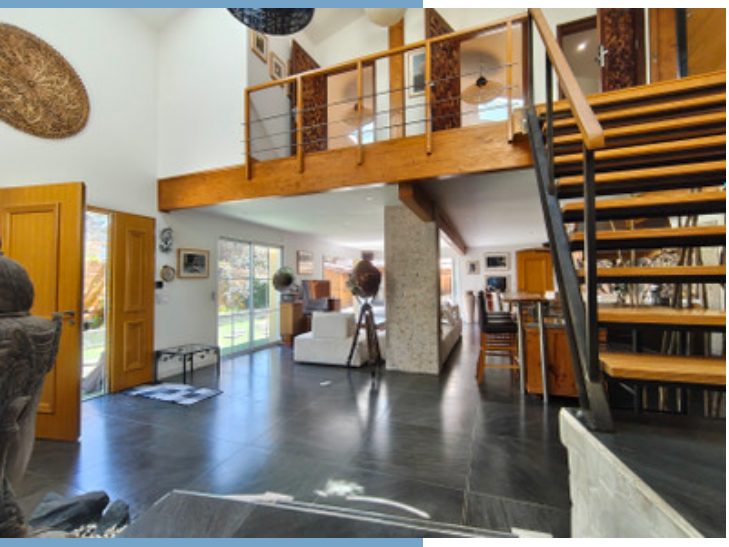


SUPERB 7-ROOM CANAL-STYLE VILLA (220 M²) SOLD FURNISHED A FEW STEPS FROM THE BEACH

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

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





PROPERTY FACT FILE

REFERENCE	A32637PR33
PRICE	€ 997,500 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (950 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	2
ACCOMMODATION	220 m²
LAND	492 m²
TOWN	Lacanau
DEPARTMENT	
LOCATION	Coastal
TYPE	Villa
CONDITION	
FEATURES	Mains drainage, Detached, Water on site

*Price based on current exchange rate which is subject to change





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- 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

Charming Canaulaise villa built in 1945 (originally 60 m²), beautifully extended and carefully renovated in 2019. It features five tastefully furnished bedrooms, two bathrooms, a shower room, two toilets, and a bright living area with a large dining table for twelve guests and a quality hi-fi system. The open-plan kitchen and veranda create a warm,



DESCRIPTION

The original house, dating from 1945, is said to be part of a collection of pavilions built by the Belgian ambassador for his family. Extended and completely renovated in 2019, it offers high-end amenities and is sold beautifully furnished.

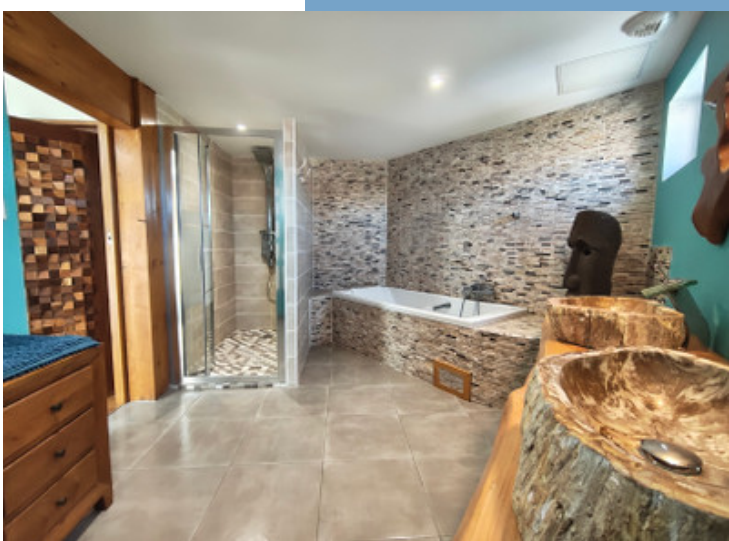
The property includes two spacious bedrooms of 27 m² and three bedrooms of 17 m², a 21 m² bathroom, a 14 m² shower room, and a 100 m² living area featuring an open-plan kitchen and a 20 m² veranda.

Outdoors, the space has been thoughtfully designed for relaxation and entertaining, with a covered terrace ideal for al fresco dining, a sheltered barbecue area, and an eight-person jacuzzi, creating a perfect setting for memorable seaside holidays.

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

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

COMPLETE FILE AND PHOTO ON REQUEST

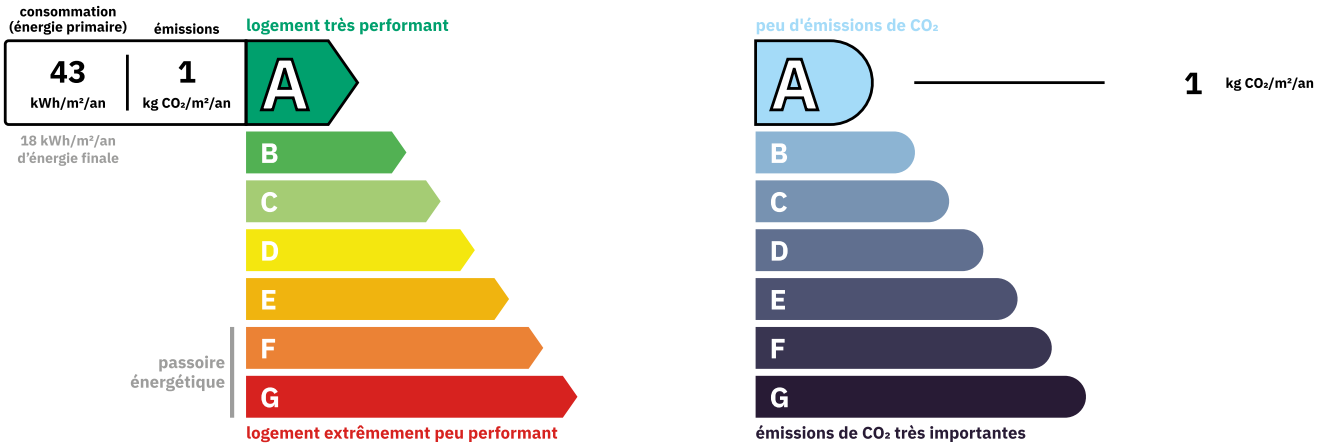
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ENERGIE-DPE



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 exchangerates. 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

Réf :A32637PR33
FILE COMPLETE AND PHOTOS ON REQUEST

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