

Amenities on foot, spacious T2 in residence with elevator, terrace 16 m2 + garage + place ext + cellar



INFORMATION

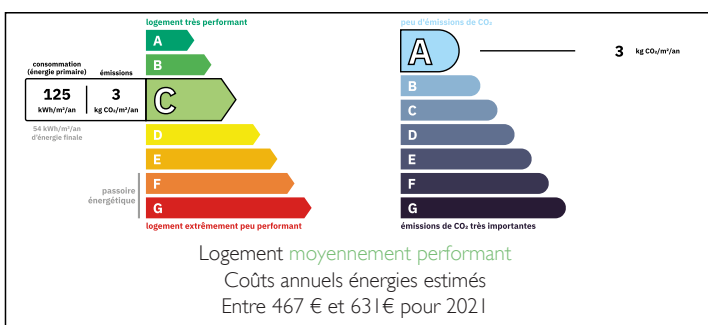
Town:	Saint-Martin-de-Seignanx
Department:	Landes
Bed:	1
Bath:	1
Floor:	51.24 m2
Outside Space:	16 m2

IN BRIEF

In Saint-Martin-de-Seignanx, in a quiet environment while enjoying all amenities within walking distance, discover this pleasant 51.24 m² T2 apartment (Carrez law) with a 16 m² terrace, located on the 1st floor of a well-maintained 2-story residence with an elevator. It comprises an entrance with 2 storage closets, a bright living room with a semi-equipped solid oak kitchen of approximately 30 m² opening onto the terrace, a spacious 12.65 m² bedroom with double closets, a bathroom, and a separate toilet. Additionally, a closed garage in the basement + an outdoor parking space + a cellar complete the property. Reversible air conditioning.

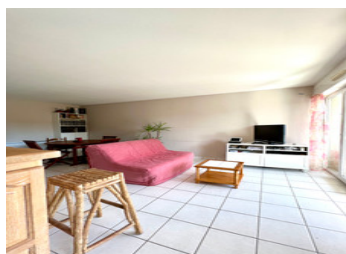


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

In Saint-Martin-de-Seignanx, at the border between the Basque Country and the Landes, just 10 minutes from Bayonne and 6 km from the nearest beaches, discover this apartment offering an ideal location in the Maisonnave Park, with all shops within walking distance and a peaceful atmosphere. Nestled within a 2-story residence equipped with an elevator, this generous T2 apartment boasts a Carrez surface area of 51.34 m², complemented by a 16 m² terrace facing east, accessible from every room.

The apartment comprises:

An entrance with double and single storage closets,
A living room of approximately 30 m² with a semi-equipped solid oak kitchen, opening onto the terrace through a large bay window,
A 12.65 m² bedroom with double closets (wardrobe/shelves), also opening onto the terrace through a bay window,
A bathroom,
A separate toilet.

A closed garage in the basement, an outdoor parking space, and a cellar complete this property. The apartment is equipped with reversible air conditioning and cast iron radiators.

The condominium consists of 45 residential units, with monthly charges of €75. Facade renovation has been approved and is scheduled for 2024. No ongoing procedures.

Co-owned building of 142 units
Provisional annual charges: 907€

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

LOCAL TAXES

Taxe foncière: 692 EUR

Taxe habitation: EUR

NOTES