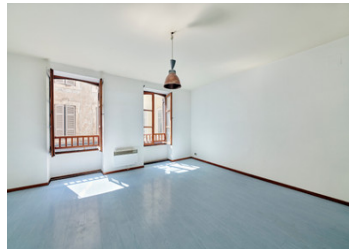
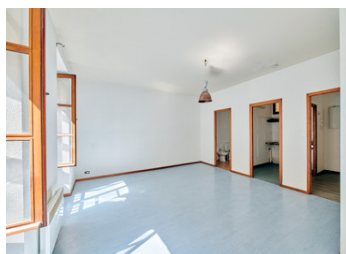
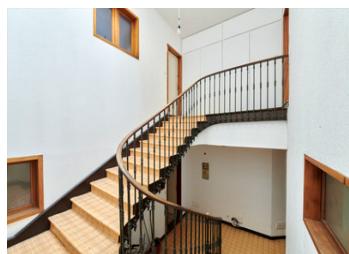


Investment property or property trader - DAX Downtown



INFORMATION

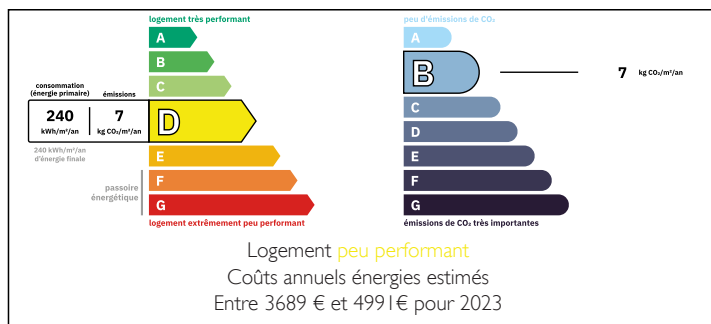
Town:	Dax
Department:	Landes
Bed:	5
Bath:	4
Floor:	261 m2
Plot Size:	180 m2



IN BRIEF

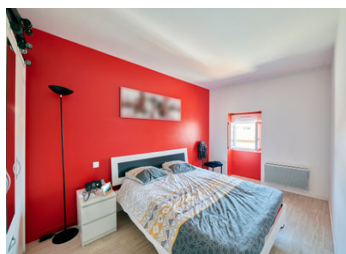
Investment property in good condition, located in the centre of Dax on the busiest pedestrian street, just 2 minutes' walk from the Place de la Fontaine Chaude and the Splendid Hotel. It comprises 5 lots: 83 m² (92 usable) of rented premises (commercial walls), 2 TIs of 36 and 27 m² available, a 54 m² (57.5 usable) duplex T3, and a 71 m² (75.65 usable) duplex T4. The 27 m² TI is in need of complete renovation, while the others are in good general condition. The communal areas are also in good condition, with no particular work required. What's more, the building is already subject to co-ownership (with no administrative constraints if you remain the sole owner), and can therefore easily be resold in "chunks", with or without keeping certain lots. This is a great opportunity for an...

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

Business premises of 83.57 m² Loi Carrez (92 m² actual) (with tenant in place)

T1 on the first floor of 35.91 m² Loi Carrez (36.89 m² useful) Available

T1 on the first floor of 26.69 m² Loi Carrez (27.49 m² useful) Available

T3 duplex on the second floor, 54.10 m² Loi Carrez (57.51 m² useful) (with tenant in place)

T4 duplex on the second floor, 70.80 m² Loi Carrez (75.65 m² useful) (with tenant in place)

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

LOCAL TAXES

Taxe foncière: 3500 EUR

Taxe habitation: EUR

NOTES