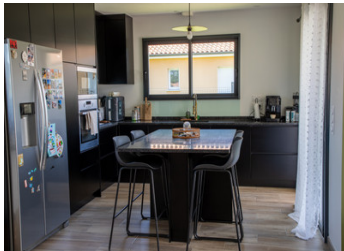


Charming single-story 3-bedroom house – Peaceful, comfortable 8 km from Pontonx sur l'Adour



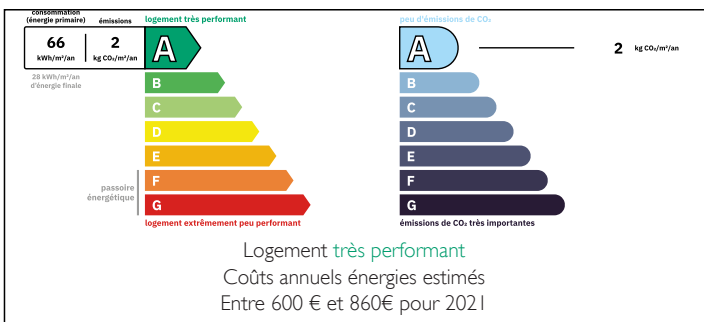
INFORMATION

Town:	Pontonx-sur-l'Adour
Department:	Landes
Bed:	3
Bath:	1
Floor:	106 m ²
Plot Size:	1184 m ²

IN BRIEF

Contemporary single-storey house built in 2021, located in a quiet cul-de-sac in a peaceful residential area of Laluque (Landes), a village with local shops and services. Set on a fully enclosed plot with an electric gate, this home features a bright open-plan living area with modern kitchen, 3 bedrooms, a spacious bathroom with bathtub and separate shower, a thermodynamic water heater, and reversible heat pump with air conditioning. Also includes a garden shed and secure parking. Just 8 km from Pontonx-sur-l'Adour, 20 min from Dax, and 35 min from Biarritz airport and the beaches. Comfort, style, and convenience in the heart of the Landes!

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

CONTEMPORARY SINGLE-STOREY HOME (2021)

Near Pontonx-sur-l'Adour – Dax – Landes Coast – Biarritz Airport

Located in the heart of the Landes countryside, in a quiet and welcoming residential area, this modern single-storey house built in 2021 is a rare find. Just 8 km from Pontonx-sur-l'Adour, it offers both the peace of a rural setting and the convenience of nearby towns and services.

Set on a fully fenced plot in a cul-de-sac, the house is part of a quiet, family-friendly neighbourhood in the charming village of Laluque, where you'll find local shops, a bakery, a grocery store, school, and post office.

A Stylish and Functional Interior

Step inside and discover a bright and spacious open-plan living area, featuring a fully equipped modern kitchen, a dining area, and a comfortable lounge filled with natural light thanks to its large windows.

The house offers three well-proportioned bedrooms, ideal for a family, home office, or guest room setup.

The large bathroom includes a bathtub, a separate walk-in shower, and quality fittings to provide everyday comfort and style.

Modern and Energy-Efficient Equipment

This house is designed with modern energy-saving features to ensure year-round comfort:

Reversible heat pump providing both heating and air conditioning,

Thermodynamic water heater for efficient hot water use,

LOCAL TAXES

Taxe foncière: **895 EUR**

Taxe habitation: **EUR**

NOTES