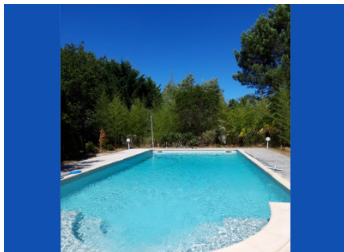


House with four bedrooms and a pool on a large plot in Lugos.



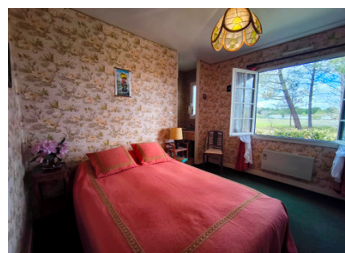
## INFORMATION

Town:	Lugos
Department:	Gironde
Bed:	4
Bath:	1
Floor:	149 m2
Plot Size:	4790 m2

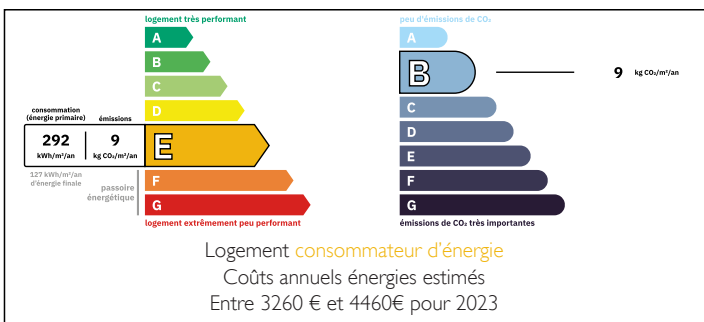


## IN BRIEF

Charming individual house offering 4 spacious bedrooms, a large living/dining room a separate kitchen and a bathroom with a separate toilet. There is a garage and utility room on an expansive 4790m<sup>2</sup> plot, this property includes a stunning 12.5x5m swimming pool with cover perfect for families seeking tranquility and space.



## 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

Discover this large individual house in need of renovation offering 4 bedrooms this residence provides 150m<sup>2</sup> of living space designed for modern living.

Nestled on a vast 4790m<sup>2</sup> plot, the property offers unparalleled privacy and ample outdoor space for relaxation and entertainment. The highlight of this magnificent home is the impressive 12.5x5m swimming pool.

Inside, you'll find a harmonious layout that ensures a seamless flow between the living areas. Whether you're looking for a permanent residence or a vacation home, this property has lots of potential.

Lugos is a quaint village located in the Gironde department in the Nouvelle-Aquitaine region of southwestern France, Situated about 60 kilometers southwest of Bordeaux and 25 kilometers from the Arcachon Bay.

Lugos is surrounded by lush forests, part of the larger Landes de Gascogne Regional Natural Park, offering plenty of opportunities for outdoor activities such as hiking, cycling, and bird watching. A short drive from Lugos, the Arcachon Bay is a popular destination known for its beautiful beaches, oyster farming, and the iconic Dune de Pilat, the tallest sand dune in Europe.

Bordeaux: The vibrant city of Bordeaux, known for its wine culture, historic architecture, and lively urban atmosphere, is easily reachable for a day trip or weekend visit.

Lugos offers a peaceful and authentic experience of rural France, with its charming village atmosphere, rich cultural heritage, and beautiful natural surroundings

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES