

A listed architect-designed villa situated in the heart of the St Vincent neighbourhood in DAX

EXCLUSIVE

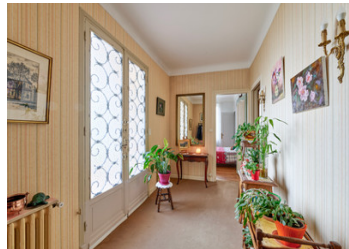


INFORMATION

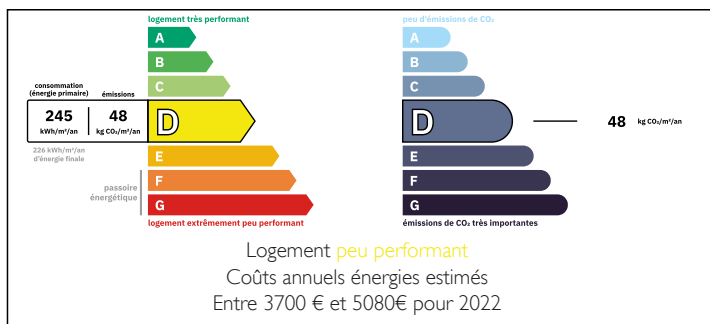
Town:	Dax
Department:	Landes
Bed:	3
Bath:	1
Floor:	172 m2
Plot Size:	414 m2

IN BRIEF

A rare find in Dax, this elegant architect-designed villa dating from 1930, listed as a town heritage site, embodies all the refinement of a characterful home. Situated in the highly sought-after Saint-Vincent neighbourhood, just a few minutes' walk from the pedestrianised town centre and the thermal baths, it offers 172 m² of living space, complemented by 67 m² of outbuildings and an underground garage. Its generous proportions, high ceilings, natural light flooding through the rooms and preserved period features lend the property a warm and refined atmosphere. The reception rooms, three bedrooms and a spacious leisure room open onto a pleasant garden, a veritable oasis of greenery in the heart of the city. In excellent overall condition, this rare property will appeal to lovers of architecture and heritage seeking an exceptional home.

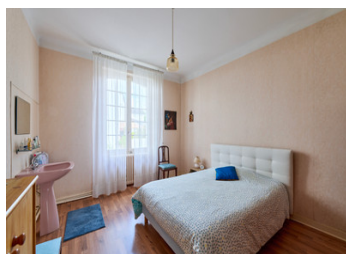


ENERGY - DPE



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

An additional 35 cm of cellulose wadding was blown into the loft floor in May 2026.

Gas condensing boiler and water heater replaced in 2025.

Electrical wiring re-wired in the 2000s.

Roof recently cleaned and a disused flue removed.

The ceiling in the bedroom-cum-study will be repainted for the sale (damaged by water following a broken roof tile during work to remove a chimney flue in March 2026).

Hallway: 8.96

Living room: 43.11

Leisure room : 44.12

Kitchen: 9.79

Bedroom 1: 16.4

Bathroom: 8.62

Toilet: 1.98

Landing: 8.3

Bedroom 2: 14.75

Bedroom 3: 15.27

Landing: 1.17

Garage: 38.7

Utility room: 13.01

Storage room: 15.52

Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>

NOTES