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Landes house on the heights of Pirailan

Gironde , Nouvelle Aquitaine



€1,359,600

inc. of agency fees

4 Beds 130 sqm 0.12 ha

Located in a privileged environment, on the heights of Pirailan, this Landes house of 130 sqm to renovate rests on a vast plot of 1,227 sqm, offering...

At a Glance

| | | | | | |
|------------------|-----------------|----------------|----------|------------------|------------|
| Reference | MFH-EAB1995EAAR | Near to | Bordeaux | Price | €1,359,600 |
| Bed | 4 | Pool | No | Hab.Space | 130 sqm |
| Land | 0.12 ha | | | Land Tax | N/A |

Property Description

Located in a privileged environment, on the heights of Pirailan, this Landes house of 130 sqm to renovate rests on a vast plot of 1,227 sqm, offering calm, privacy and a strong development potential. With its 6 rooms, including 4 bedrooms, it constitutes an ideal base for a tailor-made project.

A building permit already granted allows to extend the house up to 175 sqm and to add a swimming pool, to take full advantage of this exceptional setting. A few steps from the beaches and amenities, this rare property

will seduce lovers of nature and authenticity.

A unique opportunity to create a preserved living space in the heart of Cap Ferret.

ENERGY CLASS: D / CLIMATE CLASS: C.

Philippe Esteve (EI) //

Summary

| | |
|----------------|------------|
| Property type: | House |
| Bedrooms: | 4 |
| Price | €1,359,600 |

Key Information

| | |
|----------------|---------|
| Internal Area: | 130 sqm |
| Land Area: | 0.12 ha |
| Has a Garden | Yes |

Location: Nouvelle Aquitaine



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

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