



## Au coeur de Blancpignon / Au fond d'impasse.



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 645,418.45

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Anglet
Irányítószám:	64600
Feladta:	2026. 02. 20.

#### Leírás:

Between the marina and the Pignada forest. Come and discover this property in a divided single-story house with the private use of a garden of approximately 200 m<sup>2</sup>. Perfect compromise between house and apartment. Consisting of an entrance to a large living room of 35 m<sup>2</sup> facing South-East with access to the garden and a double terrace (20 m<sup>2</sup> / 15 m<sup>2</sup>), a separate kitchen, 2 bedrooms (14.60 / 9.31 m<sup>2</sup>), shower room and separate toilet. In addition, there is a garage of 15 m<sup>2</sup>, a large cellar of 16 m<sup>2</sup> and private access to the crawl space of 43 m<sup>2</sup> New reversible air conditioning New thermodynamic tank Possibility of parking 2 vehicles in front of the house Possible development of the crawl space of 43 m<sup>2</sup> !!! Recent thermal insulation work (awaiting new DPE) You will be able to walk to shops, schools, marina, Pignada forest and transport. Perfect for a couple with or without children looking for peace and quiet.

Állapot:	Good
Built:	1950

### Gyakori

Hálószobák:	2
Kész négyzetméter:	79 nm
Telekméret:	200 nm
HOA dues per month:	EUR 25

### Room details

Total rooms:	3
Indoor Features:	Fitted kitchen



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## Utility details

Heating Fuel: Electric

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 134

## Building details

Parking: Yes

Number of Garages: 1

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/TXNV-T28795/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T28795/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 8AF845D93CD848A3

