

## Price on request

### Contact agency

#### Pontoux Immobilier

419 Avenue Robert Lapeyrie

40465 Pontoux-sur-l'Adour

05 58 55 50 69 / [contact@pontoux-immobilier.fr](mailto:contact@pontoux-immobilier.fr)

### For sale house

5 rooms

Surface : 102 m²

Surface of the living : 28 m²

Surface of the land : 3725 m²

Year of construction : 1973

Hot water : Fuel

Inner condition : to modernize

External condition : GOOD

Couverture : tiling

### Features :

Bedroom on ground floor

4 bedroom

1 shower

1 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F



## House 2022 Bégaar

On the Dax/Mont de Marsan axis, 5 minutes from amenities, peaceful surroundings, a 1970s detached house in need of modernization, with the main structure in excellent condition. Great potential for this property. Large outbuilding of 137 m² Land 3725 m². Fees are payable by the seller. The risks to which this property is exposed can be found on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :

Document non contractuel

