

## Price on request

### Contact agency

#### Pontonx Immobilier

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### For sale house

Surface : 184 m²

Surface of the land : 1965 m²

Year of construction : 1800

Exposition : Est

View : Campagne

Inner condition : to renovate

External condition : to renovate

Couverture : tiling

### Features :

fireplace, Bedroom on ground floor, double  
glazing, CALM

4 bedroom

1 bathroom

1 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A



## House 2002 Saint-Pandelon

Saint-Pandelon, just a stone's throw from Dax, beautiful Chalossian farmhouse from the 1800s waiting to be fully restored. 184 m² of living space offering an F7 layout, the building is currently divided into two units: one is 140 m² with an F5 layout, and the other is 44 m² with an F3 layout, but they can easily be combined into a single dwelling. You will benefit from new roofing on the house and outbuildings, a heat pump, a thermodynamic water heater, insulation at €1, photovoltaic panels for self-consumption, and most of the windows are double glazed. Optimal comfort with controlled energy costs. Energy performance rating: C. Outbuildings of 85 m² plus an attic over part of the space. Enclosed, landscaped plot of 1965 m². The property is connected to the public sewer system. The risks to which the property is exposed are available on the Géorisques website. Fees and charges :

Document non contractuel

