



## Villa on golf course with communal pool, Pyrenees views N°3



### Information de l'agent

Nom:	Sarah Day
Nom de compagnie:	Maisons et Manoirs
Pays:	France
Expérience since:	1994
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (608) 891-279
Languages:	French
Site web:	<a href="http://www.maisonsetmanoires.com">http://www.maisonsetmanoires.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 237,176

#### Location

Pays:	France
Indicatif régional:	32140
Soumis:	01/07/2024

#### Description:

N°3 Set on the tranquil Golf de Gascogne, this peaceful development of smart villas sits on the edge of a 30 hectare golf estate. Approached past the club house with its full-time manager and with a large communal pool, there are a number of villas to choose from with either 2 or 3 bedrooms. The landscaped plots are around 500m<sup>2</sup> and each have a carport/covered terrace to the side, ensuring privacy.

N°3 has two bedrooms set off a large airy open-plan kitchen/living/dining. The kitchen is fully equipped. Bathroom and separate WC. Separate storage room with washer/dryer connection

The properties can be lived in year-round or used for rental. At an additional cost they can be purchased fully-furnished. There is an annual management contribution fee of 772 euros per annum. Use of the golf course for you or your tenants is 950 euros per annum.

Surface : 67.56 m<sup>2</sup>

Rooms : 3

Bathroom : 1



Plot size : 05 a 05 ca

## Caracteristiques techniques

Reference

MM1922SD

Price

237 176 €

Location

Masseube 32140

Rooms

3

Bedrooms

2

Bathroom

1

Plot size

05 a 05 ca

Sanitation

Main drains

Openings

PVC/Double glazing

Swimming pool

Yes



Heating

Electric

Interior condition

Excellent

Kitchen

Fitted and equipped

View

Mountain

Exposure

Southwest

Description of the pool

communale

### Informations complémentaires

Fees to be paid by the seller. Energy class D, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 990.00 and 1380.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

Nos honoraires

### Commun

Chambres:	2
Salle de bains:	1
Pied carré fini:	67.56 m <sup>2</sup>

### Room details

Total rooms:	3
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### Utility details

Heating:	Oui
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### Lease terms

Date Available:



IMLIX

Marché immobilier IMLIX  
<https://www.imlix.com/fr/>

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**Contact information**

IMLIX ID:

IX5.870.495

