





LARGE MANSION OF 427M<sup>2</sup> WITH A SPACIOUS OUTBUILDING ON 10 HECTARES OF LAND

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LARGE MANSION OF 427M<sup>2</sup> WITH A SPACIOUS OUTBUILDING ON 10





### PROPERTY FACT FILE

REFERENCE A28828CHD40

PRICE € 630,000

£ 0\*

\*agency fees to be paid by the seller

BEDROOM 8
BATHROOM 2

ACCOMMODATION 427 m<sup>2</sup>

LAND 96533 m<sup>2</sup>

TOWN Mont-de-Marsan

DEPARTMENT

LOCATION Isolated

TYPE Maison, Country House, Family

Home

CONDITION Habitable

FEATURES Other Drainage, Garage, Private

parking

\*Price based on current exchange rate which is subject to change





- 427m<sup>2</sup> of living space
- 10 hectares of land
- Large outbuilding of 200m<sup>2</sup>

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LARGE MANSION OF 427M<sup>2</sup> WITH A SPACIOUS OUTBUILDING ON 10 HECTARES OF LAND...

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Large mansion of 427m<sup>2</sup> on nearly 10 hectares

On the ground floor: 2 large living rooms, a spacious dining room, I bedroom, I kitchen, I utility room, I pantry, and I laundry room, I WC, and I sink

On the first floor: 5 bedrooms, I office, 2 large bathrooms, I WC, I

### DESCRIPTIF

Grand mansion of 427m<sup>2</sup> on nearly 10 hectares

On the ground floor: 2 large living rooms, a spacious dining room, I bedroom, I kitchen, I utility room, I pantry, and I laundry room, I WC, and I sink

On the first floor: 5 bedrooms, I office, 2 large bathrooms, I WC, I bathroom, I shower room

On the second floor: 2 bedrooms and 1 office to be converted, 1 sink and large unconverted attic

Oil-fired heating (fuel tank 2500l)

Outside: Large outbuilding of 200m<sup>2</sup> on three levels, part of which used to be stables.

A hunting lodge or gamekeeper's lodge All on 96533 m² of land (meadows and woods)

#### Detailed dimensions:

- -Left living room 24 m<sup>2</sup>
- -Dining room 28 m<sup>2</sup>
- -Office  $15 \, \text{m}^2$
- -Right living room 30 m²
- -Entrance 36 m<sup>2</sup>
- -Kitchen and utility room 53 m<sup>2</sup>

#### First floor:

- -Green bedroom on the left  $19\ m^2$
- -Bathroom 8 m<sup>2</sup>
- -Cloud bedroom on the left 20 m<sup>2</sup>
- -Old rose bedroom on the right 23 m<sup>2</sup>
- -Off-white bedroom on the right corridor 20 m<sup>2</sup>
- -Green bedroom on the right corridor 20 m<sup>2</sup>
- -Dressing room 12 m<sup>2</sup>
- -Bathroom or shower room 7 m<sup>2</sup>
- -WC 4 m<sup>2</sup>

Some rooms require renovation work to be brought up to date The property is located 15 min from Mont de Marsan, I hour from the ocean and 40 min from the A63

#### More Online :

https://leggettprestige.com/luxury-property-for-sale/view/A28828CHD40 COMPLETE FILE AND PHOTO ON REQUEST



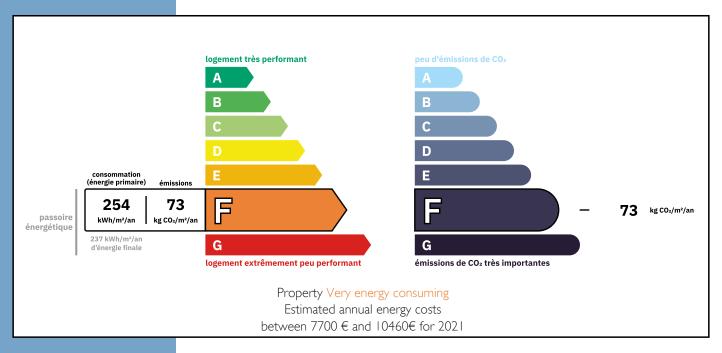




LARGE MANSION OF 427M<sup>2</sup> WITH A SPACIOUS OUTBUILDING ON 10 HECTARES OF LAND Information about risks to which this property is exposed is available on the Géorisques website: https://www.georisques.gouv.fr/

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## **ENERGIE-DPE**



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# CONTACT

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