LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



IN A PEACEFUL HAVEN, 10 MIN FROM VILLENEUVE DE MARSAN, A STUNNING 450M² HOUSE WITH 8 BEDROOMS ON 5 HA OF LAND

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PROPERTY FACT FILE

REFERENCE	A29582CHD40
PRICE	€ 690,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	4
ACCOMMODATION	450 m²
LAND	53577 m²
TOWN	Villeneuve-de-Marsan
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Private parking, Barns - outbuildings

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





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- 450m² on two levels, ideal for families
- 15m x 6m swimming pool with technical room
- 5 hectares of land
- Barn 90m²
-

IN A PEACEFUL HAVEN, 10 MIN FROM VILLENEUVE DE MARSAN, A STUNNING 450M² HOUSE WITH 8 BEDROOMS ON 5 ...

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Discover this magnificent 450m² property nestled in the heart of a 5-hectare estate, offering an exceptional living environment. The house, spread over two levels, boasts 8 bedrooms, ideal for a large family or for hosting guests in complete tranquility.



DESCRIPTION

Discover this magnificent 450m² property nestled in the heart of a 5-hectare estate, offering an exceptional living environment. The house, spread over two levels, boasts 8 bedrooms, ideal for a large family or for hosting guests in complete tranquility.

The 3 living rooms, including 2 with dining areas and a kitchen, create welcoming and convivial living spaces. An independent kitchen and an office provide a peaceful and functional work environment. The house also includes 2 bathrooms, 2 shower rooms, and 3 separate toilets for added comfort and convenience. A laundry room and a boiler room complete the indoor facilities, ensuring efficient management of household tasks.



Outside, you'll enjoy a superb 15m x 6m saltwater pool and its technical room. The barn (90m²) on the property offers numerous possibilities for use.

The 5-hectare estate guarantees total privacy and provides an exceptional natural setting.

Living Area: 450m² (on two levels)
Land: 5 hectares
Pool: Saltwater 15m x 6m with technical room
House Layout:
Bedrooms: 8 bedrooms
Living Rooms: 3 living rooms including 2 dining areas
Kitchens: 2 kitchens
Office: 1 office
Bathrooms: 2 bathrooms + 2 shower rooms
Toilets: 3 separate toilets
Laundry Room: 1 laundry room
Boiler Room: 1 boiler room
Barn: 1 barn"



The property is located 30 minutes from Mont de Marsan, 1h30 from Bordeaux and 1h15 from the ocean.

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A29582CHD40

COMPLETE FILE AND PHOTO ON REQUEST

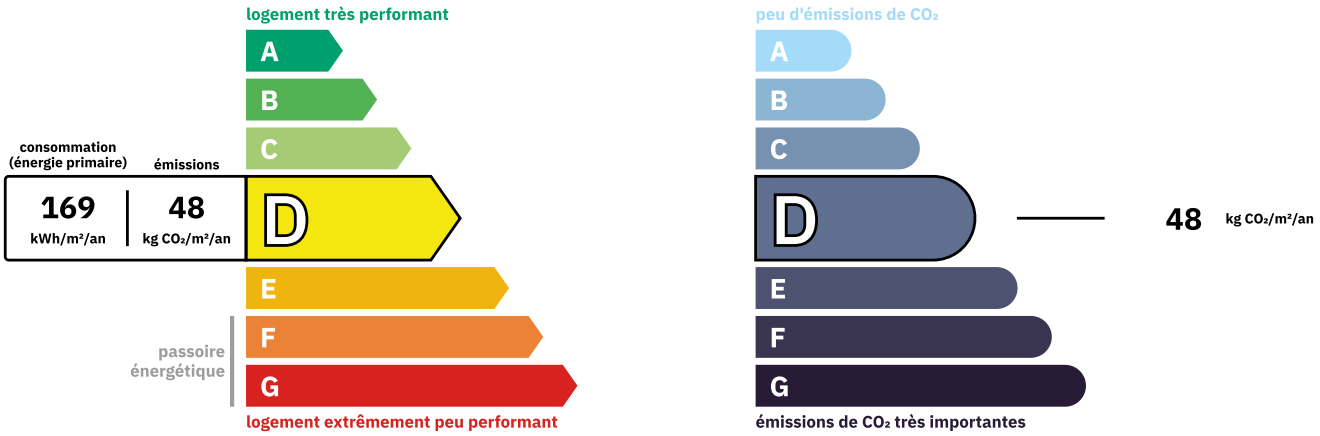
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 5870 € and 8000€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A29582CHD40

FILE COMPLETE AND PHOTOS ON REQUEST

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