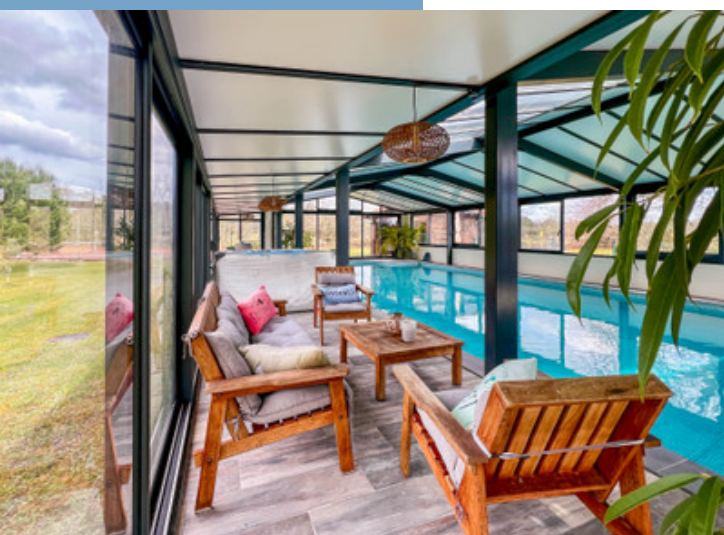




AUTHENTIC ESTATE ON 1.14 HA AIRIAL –
OUTBUILDINGS, POOL, TENNIS & HOSPITALITY
POTENTIAL, 35 MIN FROM OCEAN

AUTHENTIC ESTATE ON
1.14 HA AIRIAL –
OUTBUILDINGS, POOL,
TENNIS & HOSPITALITY
POTENTIAL, 35 MIN FR..



PROPERTY FACT FILE

REFERENCE	A35760MLR40
PRICE	€ 799,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	4
ACCOMMODATION	360 m ²
LAND	11433 m ²
TOWN	Rion-des-Landes
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

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



- Pathway leading to the pine forest trails
- Amenities within 5 minutes - the ocean just 35 min
- Enchanting setting ideal for a variety of projects
- Eco-friendly approach and natural self-sufficiency
- Tennis court + swimming-pool with pool house

AUTHENTIC ESTATE ON
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POTENTIAL, 35 MIN FR...

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In the heart of the Landes region, just 30 minutes from Dax and 35 minutes from the Atlantic coast, this property captures the essence of local authenticity within a preserved natural setting. Nestled in the midst of a sunlit airial—a traditional forest clearing typical of Gascony—this 1.14 ha estate features a charming

DESCRIPTIF

A RARE SETTING IN THE HEART OF LES LANDES – NATURE, CHARM & PROJECT POTENTIAL

Located in the Landes department (40), in the charming village of Rion-des-Landes (approx. 3,000 inhabitants), this remarkable property is nestled in the heart of the historic and natural region of Les Landes de Gascogne—renowned for its vast pine forests, unspoiled nature, and rich rural heritage.

Set within an airial—a traditional open glade typical of the Landes—this rare gem is surrounded by forest and bathed in tranquility. Once used for farming and livestock, these clearings now offer an exceptional lifestyle, blending preserved nature with peaceful living.

Ideally situated just 30 minutes from Dax, 10 minutes from the A63 motorway, and less than 10 minutes from the Arjuzanx Lake beach, the property is also just 5 km from essential shops and services.

This beautifully restored Landaise estate harmonizes the authenticity of traditional architecture with a forward-thinking spirit. Noble, period materials—exposed beams, solid wood floors, and traditional cladding—create a warm, timeless ambiance that captivates from the first moment.

More than a character home, this is a true living and creative space designed to host both personal and professional projects. Its generous volumes, flowing layout, and deep connection to nature offer a rare sense of freedom and serenity.

The estate has been renovated with an eco-conscious approach, including solar panels and two natural wells and a

More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A35760MLR40>

COMPLETE FILE AND PHOTO ON REQUEST

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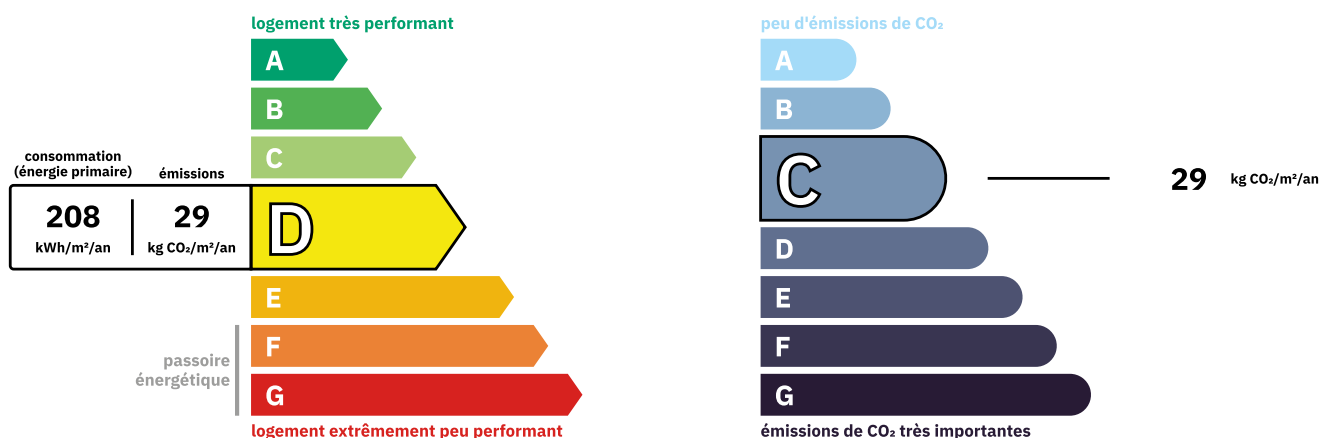


AUTHENTIC ESTATE ON 1.14
HA AIRIAL – OUTBUILDINGS,
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 1900 € and 2590€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 : A35760MLR40
FILE COMPLETE
AND PHOTOS
ON REQUEST

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