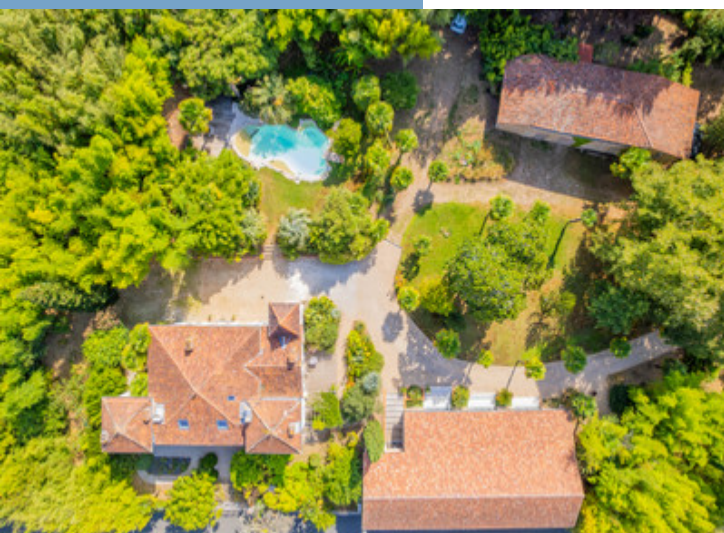




RARE ! MAISON DE MAÎTRE GÎTES AND  
RECEPTION ROOM, 7 BEDROOMS. SWIMMING  
POOL. OUTBUILDING. BAMBOO GARDEN.

RARE ! MAISON DE MAÎTRE  
GÎTES AND RECEPTION  
ROOM, 7 BEDROOMS.  
SWIMMING POOL.  
OUTBUILDING. BAMBOO  
G...



PROPERTY FACT FILE	
REFERENCE	A23298BRU40
PRICE	€ 1,204,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	6
ACCOMMODATION	420 m <sup>2</sup>
LAND	7366 m <sup>2</sup>
TOWN	Mont-de-Marsan
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Gite Complex
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Other Drainage
<small>*Price based on current exchange rate which is subject to change</small>	



- High commercial potential
- Equipped reception room audio-video ERP standard
- Weddings or professional seminars
- Completely renovated
- Low energy consumption

RARE ! MAISON DE  
MAÎTRE GÎTES AND  
RECEPTION ROOM, 7  
BEDROOMS. SWIMMING  
POOL. OUTBUILDING.  
BAMBOO G...

Ref : A23298BRU40

Rare property completely renovated with taste and style, with strong potential for guest rooms. Reception room (320m²) fully equipped for weddings and/or professional seminars. Heated swimming pool. In an idyllic setting.

## DESCRIPTIF

Rare residence in an idyllic setting, completely renovated with taste and style, strong potential for guest rooms. Reception room (320m²) fully equipped for events and/or professional seminars, provided for people with reduced mobility\*. Heated swimming pool in an exotic location, Bamboo garden, outbuilding.

In this village near Mont de Marsan, come through this automatic gate controlled by telephone and enter this fantastic park of around sixty palm trees and a hundred species of bamboo as well as many remarkable trees. This park is soundproofed and lit. In order to park, you will pass in front of the huge reception room (320m²) ERP standard, fully equipped with sound system, lighting by zone and accessible to people with reduced mobility\*, air-conditioned; then to the outbuilding / two-storey barn (180m²) planned for future development. (Water, electricity, sanitation).

As for the house, built in 1791, completely renovated in 2015-2016, it has all the advantages of a mansion, long crossing corridors separating the living rooms, thick walls and insulation with the addition of heat pumps. (PAC\*\*) a low-energy house.

It is composed as follows on the ground floor: an equipped kitchen open to the dining room with fireplace and staircase, access to the shaded terrace, a living room, an office with cupboards, a laundry room, a storeroom. On the other side of the corridor, a dining room with storage with mirror windows and fireplace, a living room with fireplace, a bedroom with



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A23298BRU40>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

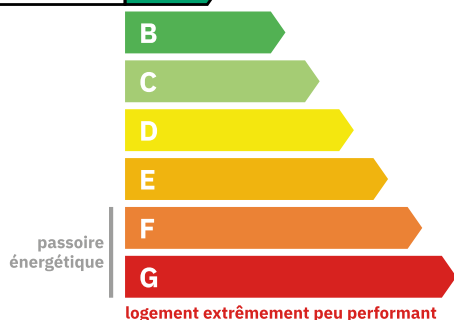
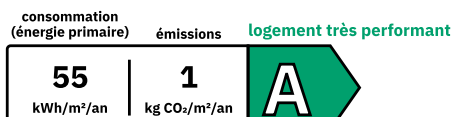
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

RARE ! MAISON DE MAÎTRE  
GÎTES AND RECEPTION  
ROOM, 7 BEDROOMS.  
SWIMMING POOL.  
OUTBUILDING, BAMBOO G...

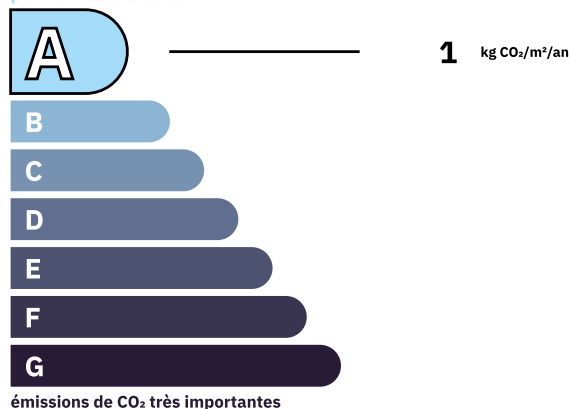
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## ENERGIE-DPE

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



peu d'émissions de CO₂



Property **Very efficient**  
Estimated annual energy costs  
between 1110 € and 1560€ 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 : A23298BRU40  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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