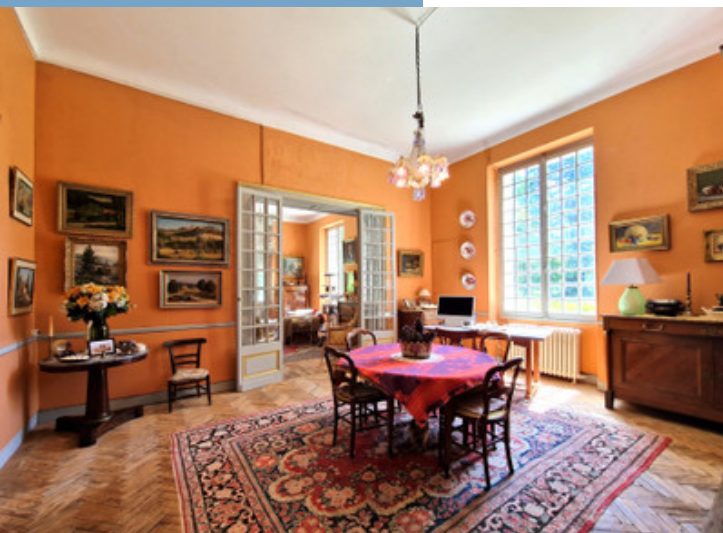
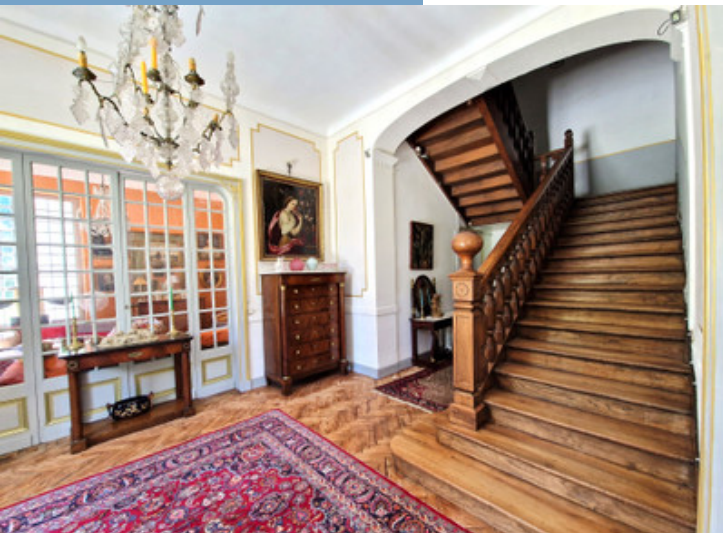




LARGE MANSION OF 427M² WITH A SPACIOUS
OUTBUILDING ON 10 HECTARES OF LAND.

LARGE MANSION OF
427M² WITH A SPACIOUS
OUTBUILDING ON 10
HECTARES OF LAND....



PROPERTY FACT FILE	
REFERENCE	A28828CHD40
PRICE	€ 695,000 £ 577,670* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	2
ACCOMMODATION	427 m ²
LAND	96533 m ²
TOWN	Mont-de-Marsan
DEPARTMENT	Landes
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	



LARGE MANSION OF
427M² WITH A SPACIOUS
OUTBUILDING ON 10
HECTARES OF LAND....

Ref : A28828CHD40

Large mansion of 427m² on nearly 10 hectares

On the ground floor: 2 large living rooms, a spacious dining room, 1 bedroom, 1 kitchen, 1 utility room, 1 pantry, and 1 laundry room, 1 WC, and 1 sink

On the first floor: 5 bedrooms, 1 office, 2 large bathrooms, 1 WC, 1

DESCRIPTIF

Grand mansion of 427m² on nearly 10 hectares

On the ground floor: 2 large living rooms, a spacious dining room, 1 bedroom, 1 kitchen, 1 utility room, 1 pantry, and 1 laundry room, 1 WC, and 1 sink

On the first floor: 5 bedrooms, 1 office, 2 large bathrooms, 1 WC, 1 bathroom, 1 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 200m² 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 m²

-Dining room 28 m²

-Office 15 m²

-Right living room 30 m²

-Entrance 36 m²

-Kitchen and utility room 53 m²

First floor:

-Green bedroom on the left 19 m²

-Bathroom 8 m²

-Cloud bedroom on the left 20 m²

-Old rose bedroom on the right 23 m²

-Off-white bedroom on the right corridor 20 m²

-Green bedroom on the right corridor 20 m²

-Dressing room 12 m²

-Bathroom or shower room 7 m²

-WC 4 m²

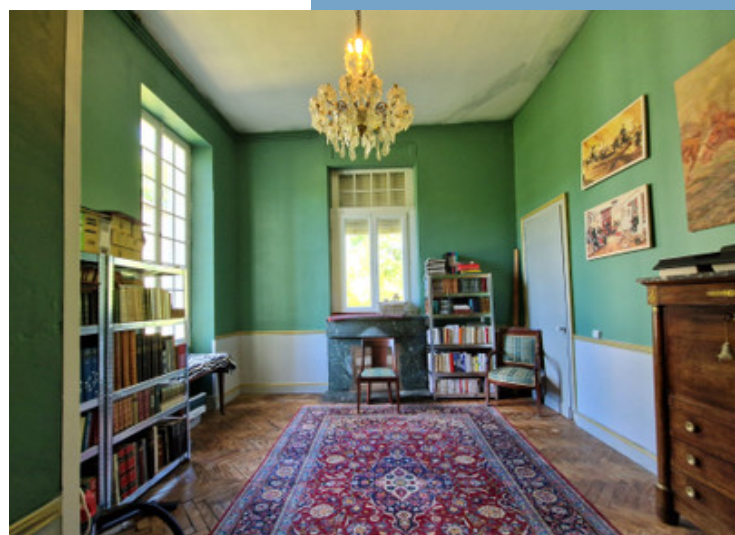
Some rooms require renovation work to be brought up to date

The property is located 15 min from Mont de Marsan , 1 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

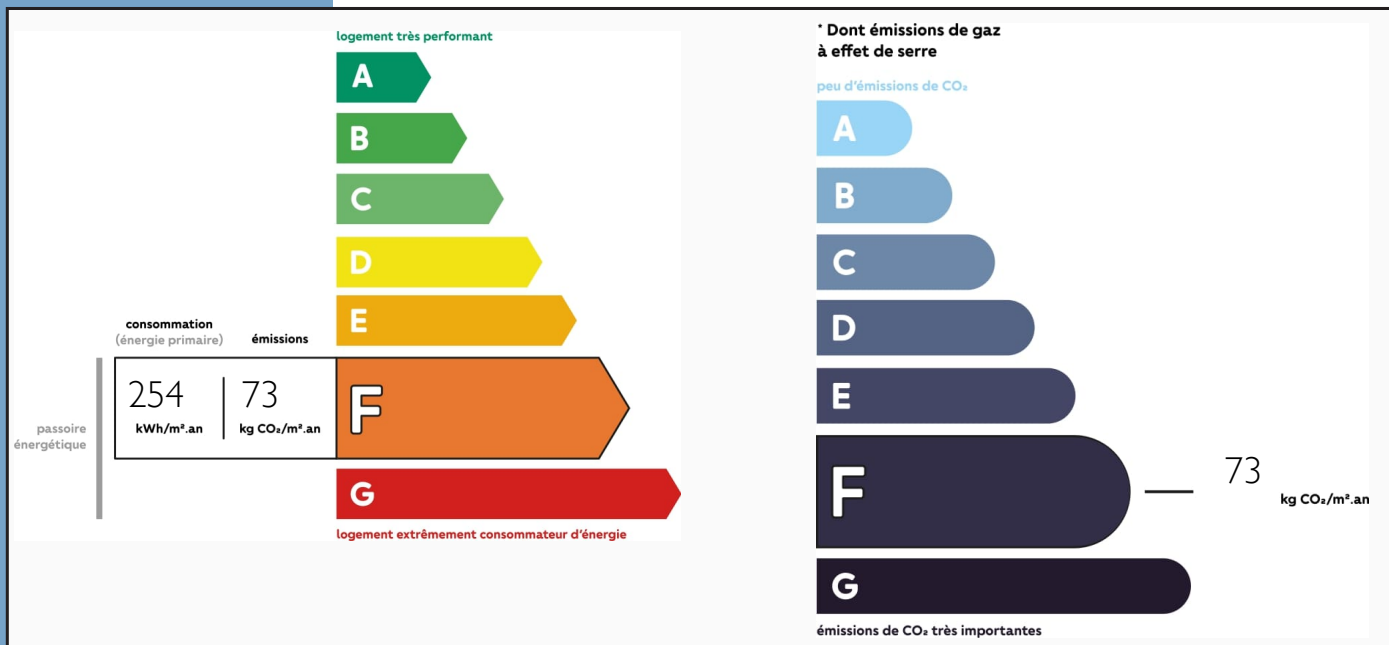


LARGE MANSION OF 427M²
WITH A SPACIOUS
OUTBUILDING ON 10
HECTARES OF LAND....

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

Ref : A28828CHD40

ENERGIE-DPE



NOTICE

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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.

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 :A28828CHD40
FILE COMPLETE
AND PHOTOS
ON REQUEST

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