



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

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GÎTES AND RECEPTION
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SWIMMING POOL.
OUTBUILDING. BAMBOO
G...



PROPERTY FACT FILE	
REFERENCE	A23298BRU40
PRICE	€ 1,280,000 £ 1,059,328* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	6
ACCOMMODATION	420 m ²
LAND	7366 m ²
TOWN	Mont-de-Marsan
DEPARTMENT	Landes
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Gite Complex
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Other Drainage
*Price based on current exchange rate which is subject to change	



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

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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

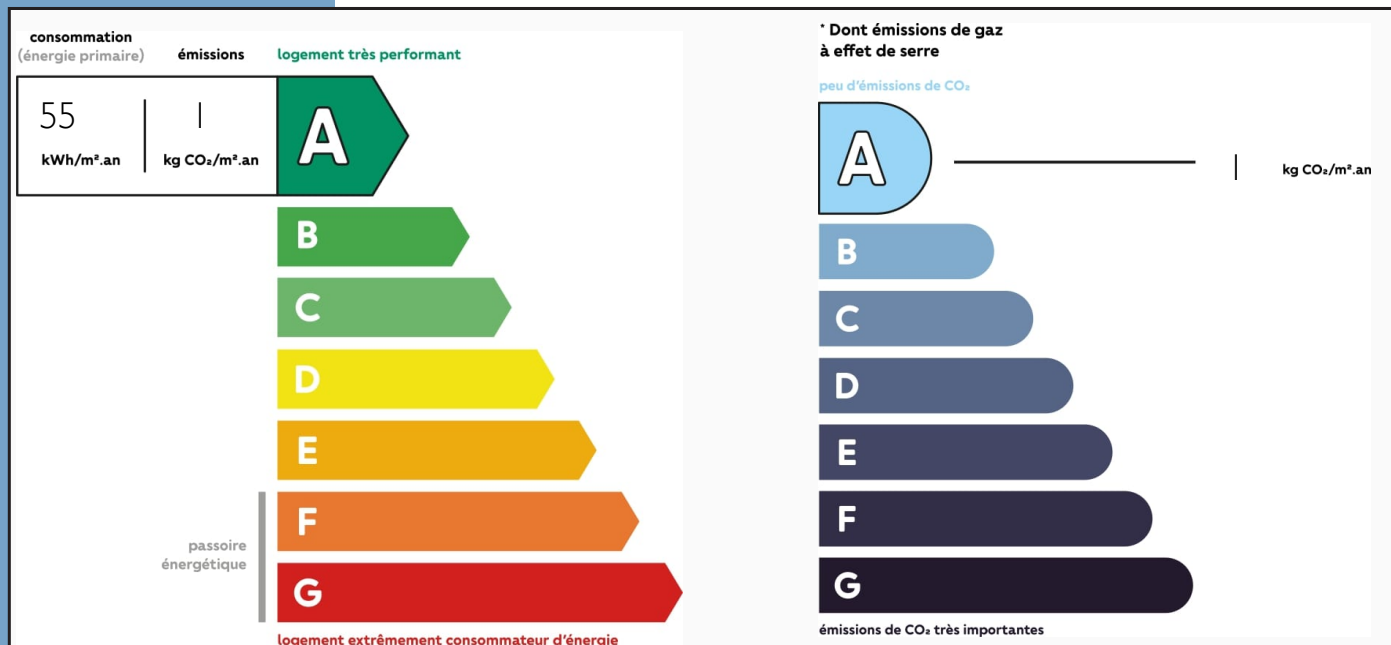
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ENERGIE-DPE

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



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CONTACT

Réf :A23298BRU40
FILE COMPLETE
AND PHOTOS
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