



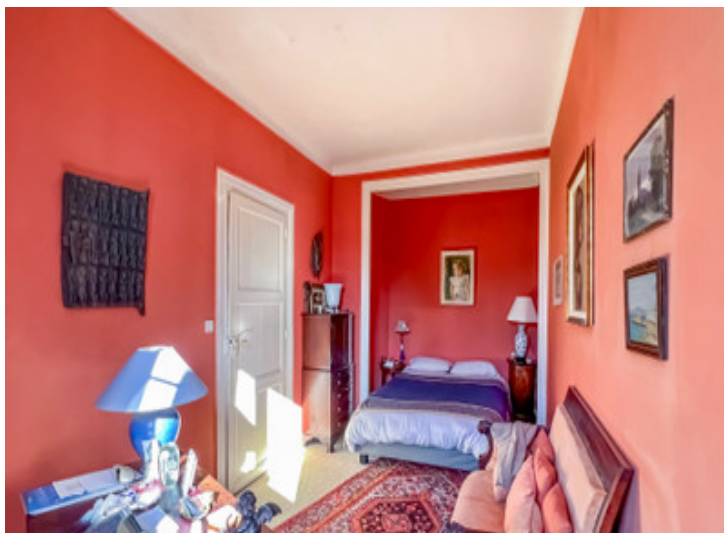
BEAUTIFUL 18TH-CENTURY PROPERTY NESTLED
ON THE BANKS OF THE ADOUR RIVER,
SURROUNDED BY OVER 1.6 HECTARES

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PROPERTY FACT FILE

REFERENCE	A25351MLR40
PRICE	€ 2,550,000 £ 2,193,587* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	5
ACCOMMODATION	430 m ²
LAND	16137 m ²
TOWN	Saint-Martin-de-Seignanx
DEPARTMENT	Landes
LOCATION	50km or less to airport
TYPE	Maison de Maître, Bed and Breakfast
CONDITION	Good condition
FEATURES	Barns / outbuildings, Character property, Suitable for horses
*Price based on current exchange rate which is subject to change	



- Privileged location, in a rural setting
- Set between Côte Basque and South landes beaches
- Amenities within 5 minutes, cycladic tracks
- Ideal lover of the countryside and horses
- Potential for charming hotel or bed and breakfast

BEAUTIFUL
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Ref : A2535 IMLR40

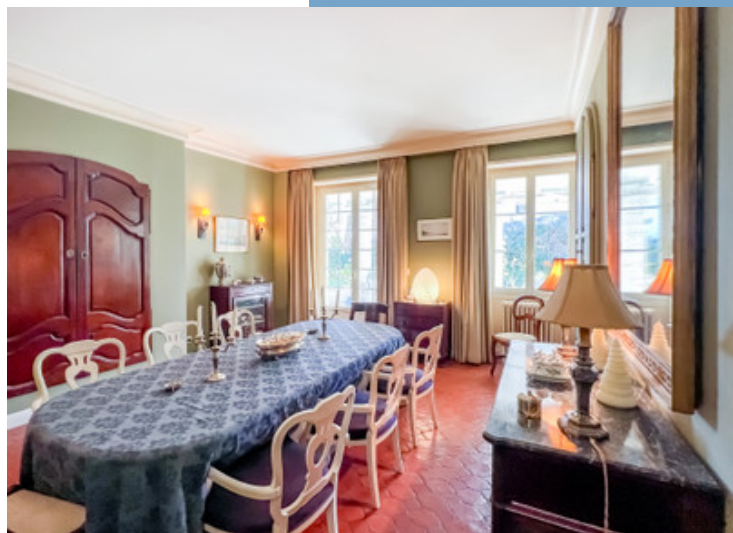
Elegance, charm, and character define this 18th-century property nestled on the banks of the Adour River, surrounded by a lush greenery of 1.6 ha. It features a superb Master's residence spanning approximately 430 m2 across 3 levels, boasting panoramic views of the Adour River and potentially convertible outbuildings.

DESCRIPTIF

The exceptional property presented is nestled in St Martin de Seignanx, a dynamic municipality boasting all essential infrastructures and hosting approximately 6,500 inhabitants. This municipality is located at the convergence of the departments of Landes (40) and Pyrénées Atlantiques (64), about a dozen kilometers from iconic cities such as Bayonne, Capbreton, and Hossegor. This strategic location offers flexibility in travel both towards the South of Landes and towards the Basque Country, allowing you to enjoy the pleasures of the Spanish Basque Country in less than an hour's drive and indulge in mountain and skiing activities in about 1 hour and 30 minutes.

The property enjoys a privileged, tranquil location on the right bank of the Adour River, with a rare asset: a private pontoon. The Adour, a majestic river stretching over 307.1 kilometers, is a gem of the Aquitaine Basin, listed in the prestigious Natura 2000 network. Originating from the Pyrenean massif of the Pic du Midi de Bigorre, precisely at the Tourmalet pass, the Adour meanders through the region before flowing into the Atlantic Ocean. Nestled on the winding banks of the Adour, this 18th-century property exudes elegance, charm, and character. A true gem nestled in a green setting extending over 1.6 hectares. It embodies the very essence of peaceful and sophisticated living.

The main residence, an imposing Master's house, spans approximately 430 square meters spread over three levels, offering stunning panor



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A2535 IMLR40>

COMPLETE FILE AND PHOTO ON REQUEST

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

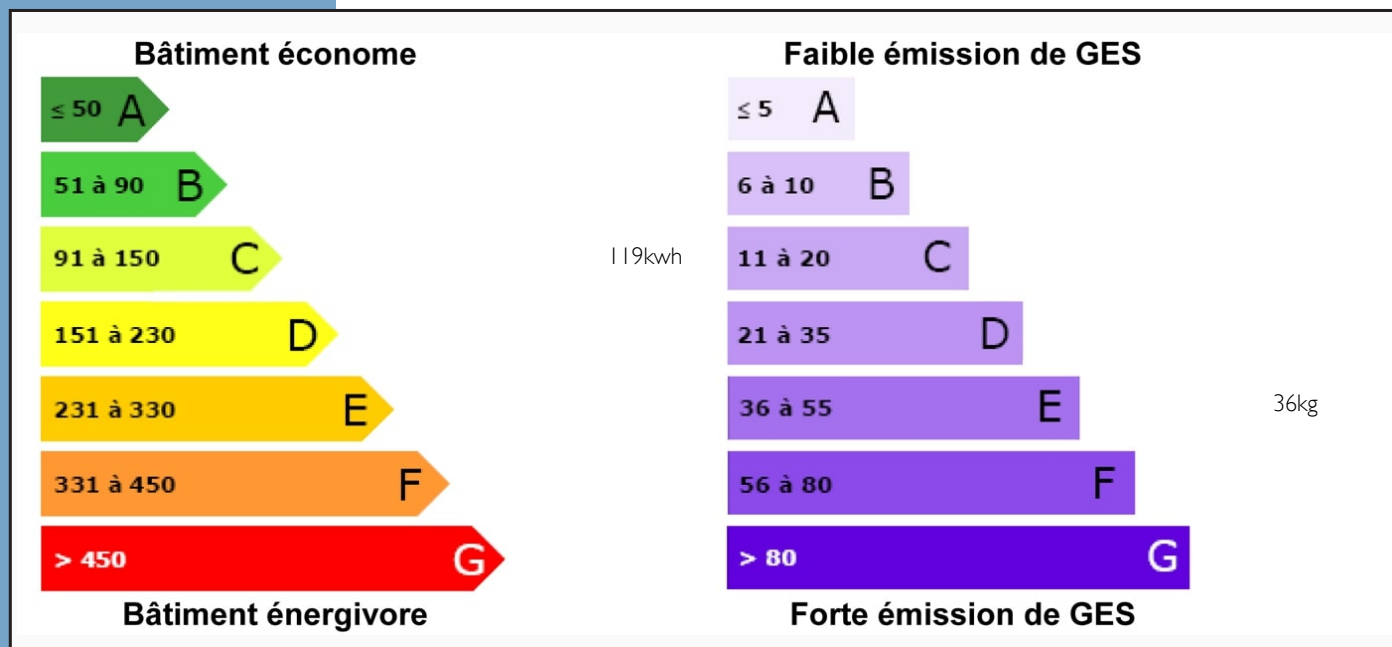
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ENERGIE-DPE

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



NOTICE

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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 : A25351MLR40
FILE COMPLETE
AND PHOTOS
ON REQUEST

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