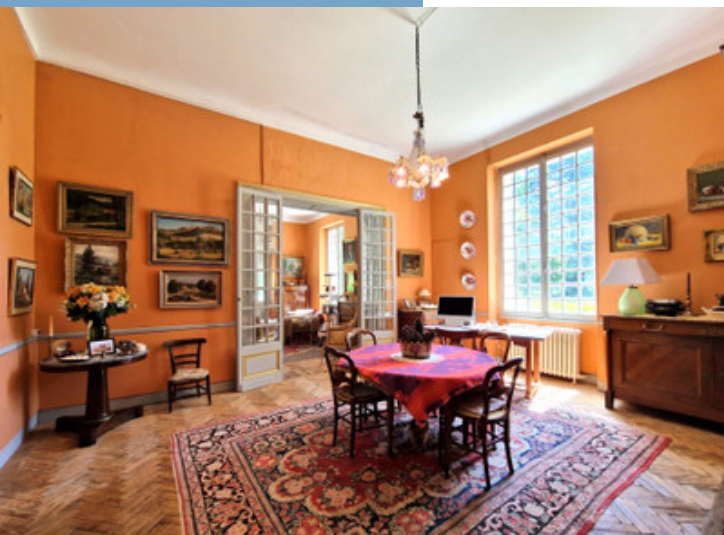
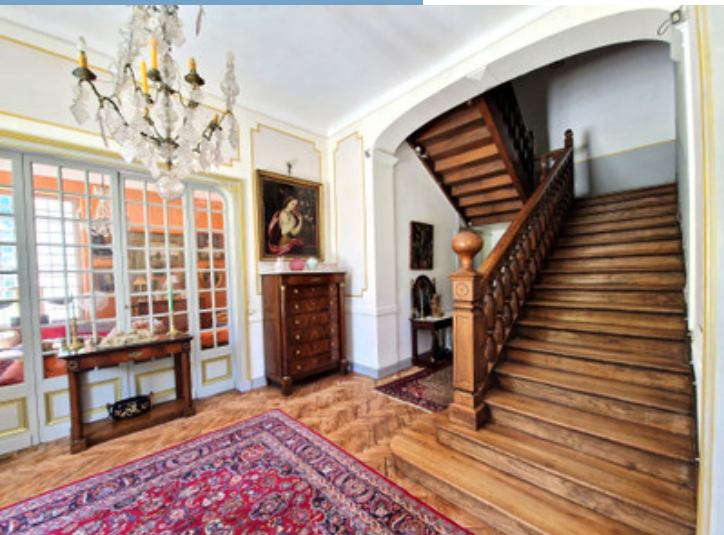




LARGE MANSION OF 427M<sup>2</sup> WITH A SPACIOUS  
OUTBUILDING ON 10 HECTARES OF LAND.

LARGE MANSION OF  
427M<sup>2</sup> WITH A SPACIOUS  
OUTBUILDING ON 10  
HECTARES OF LAND....



PROPERTY FACT FILE	
REFERENCE	A28828CHD40
PRICE	€ 695,000 £ 575,182* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	2
ACCOMMODATION	427 m <sup>2</sup>
LAND	96533 m <sup>2</sup>
TOWN	Mont-de-Marsan
DEPARTMENT	Landes
LOCATION	Isolated
TYPE	Maison, Country House, Family Home
CONDITION	Habitable
FEATURES	Other Drainage, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



LARGE MANSION OF  
427M<sup>2</sup> WITH A SPACIOUS  
OUTBUILDING ON 10  
HECTARES OF LAND....

Ref : A28828CHD40

Large mansion of 427m<sup>2</sup> 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 427m<sup>2</sup> 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 200m<sup>2</sup> on three levels, part of which used to be stables.

A hunting lodge or gamekeeper's lodge

All on 96533 m<sup>2</sup> of land (meadows and woods)

Detailed dimensions:

-Left living room 24 m<sup>2</sup>

-Dining room 28 m<sup>2</sup>

-Office 15 m<sup>2</sup>

-Right living room 30 m<sup>2</sup>

-Entrance 36 m<sup>2</sup>

-Kitchen and utility room 53 m<sup>2</sup>

First floor:

-Green bedroom on the left 19 m<sup>2</sup>

-Bathroom 8 m<sup>2</sup>

-Cloud bedroom on the left 20 m<sup>2</sup>

-Old rose bedroom on the right 23 m<sup>2</sup>

-Off-white bedroom on the right corridor 20 m<sup>2</sup>

-Green bedroom on the right corridor 20 m<sup>2</sup>

-Dressing room 12 m<sup>2</sup>

-Bathroom or shower room 7 m<sup>2</sup>

-WC 4 m<sup>2</sup>

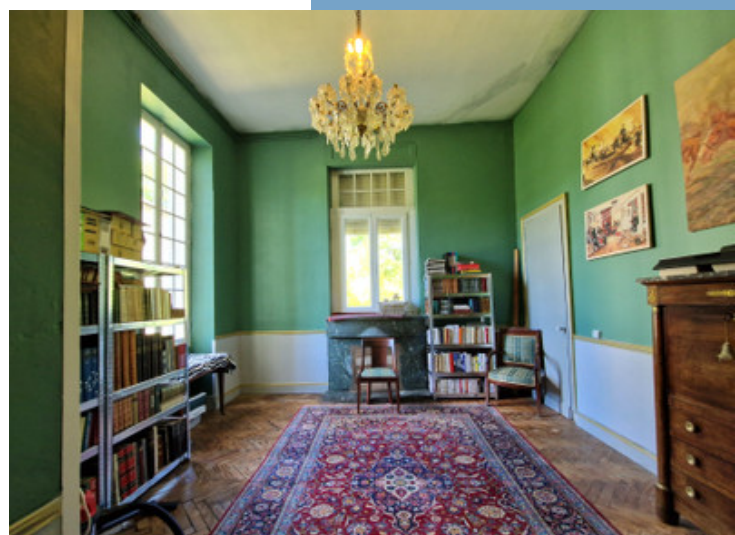
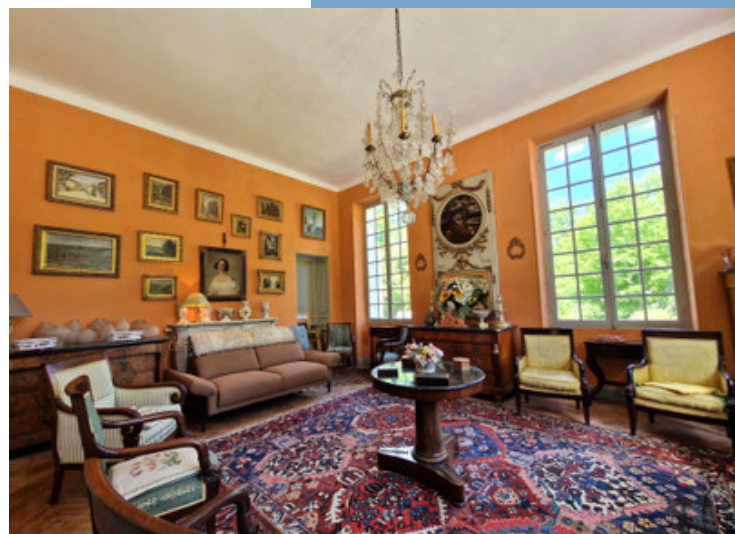
Some rooms require renovation work to be brought up to date

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

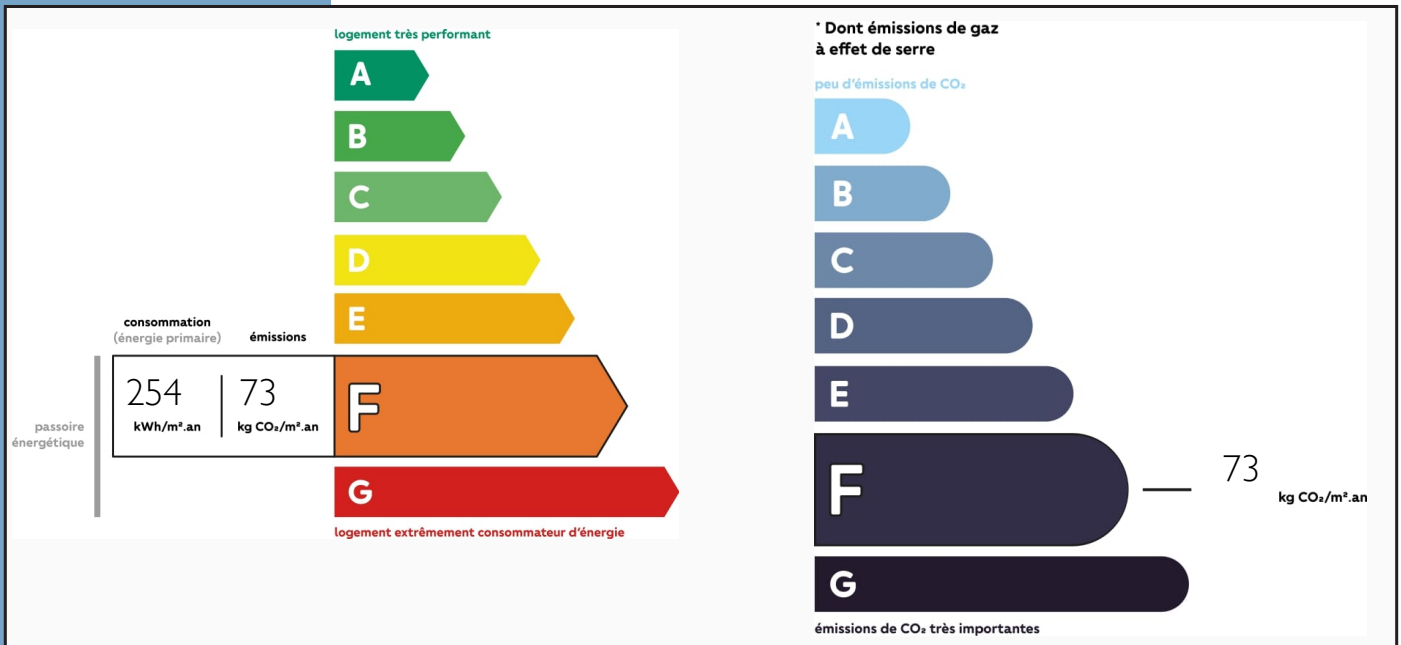


LARGE MANSION OF 427M<sup>2</sup>  
WITH A SPACIOUS  
OUTBUILDING ON 10  
HECTARES OF LAND....

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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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

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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