



## STUNNING 450M<sup>2</sup> HOUSE WITH SWIMMING POOL. ON 5 HECTARES.



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STUNNING 450M<sup>2</sup> HOUSE  
WITH SWIMMING POOL.  
ON 5 HECTARES....



PROPERTY FACT FILE	
REFERENCE	A29582CHD40
PRICE	€ 795,000 £ 661,345* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	4
ACCOMMODATION	450 m <sup>2</sup>
LAND	53577 m <sup>2</sup>
TOWN	Villeneuve-de-Marsan
DEPARTMENT	Landes
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Private parking, Barns - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- 450m<sup>2</sup> on two levels, ideal for families
- 15m x 6m swimming pool with technical room
- 5 hectares of land
- Barn 90m<sup>2</sup>
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Discover this magnificent 450m<sup>2</sup> property nestled in the heart of a 5-hectare estate, offering an exceptional living environment. The house, spread over two levels, boasts 8 bedrooms, ideal for a large family or for hosting guests in complete tranquility.

## DESCRIPTIF

Discover this magnificent 450m<sup>2</sup> property nestled in the heart of a 5-hectare estate, offering an exceptional living environment. The house, spread over two levels, boasts 8 bedrooms, ideal for a large family or for hosting guests in complete tranquility.

The 3 living rooms, including 2 with dining areas and a kitchen, create welcoming and convivial living spaces. An independent kitchen and an office provide a peaceful and functional work environment. The house also includes 2 bathrooms, 2 shower rooms, and 3 separate toilets for added comfort and convenience. A laundry room and a boiler room complete the indoor facilities, ensuring efficient management of household tasks.

Outside, you'll enjoy a superb 15m x 6m saltwater pool and its technical room. The barn (90m<sup>2</sup>) on the property offers numerous possibilities for use.

The 5-hectare estate guarantees total privacy and provides an exceptional natural setting.

Living Area: 450m<sup>2</sup> (on two levels)

Land: 5 hectares

Pool: Saltwater 15m x 6m with technical room

House Layout:

Bedrooms: 8 bedrooms

Living Rooms: 3 living rooms including 2 dining areas

Kitchens: 2 kitchens

Office: 1 office

Bathrooms: 2 bathrooms + 2 shower rooms

Toilets: 3 separate toilets

Laundry Room: 1 laundry room

Boiler Room: 1 boiler room

Barn: 1 barn"

The property is located 30 minutes from Mont de Marsan, 1h30 from Bordeaux and 1h15 from the ocean.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29582CHD40>

COMPLETE FILE AND PHOTO ON REQUEST



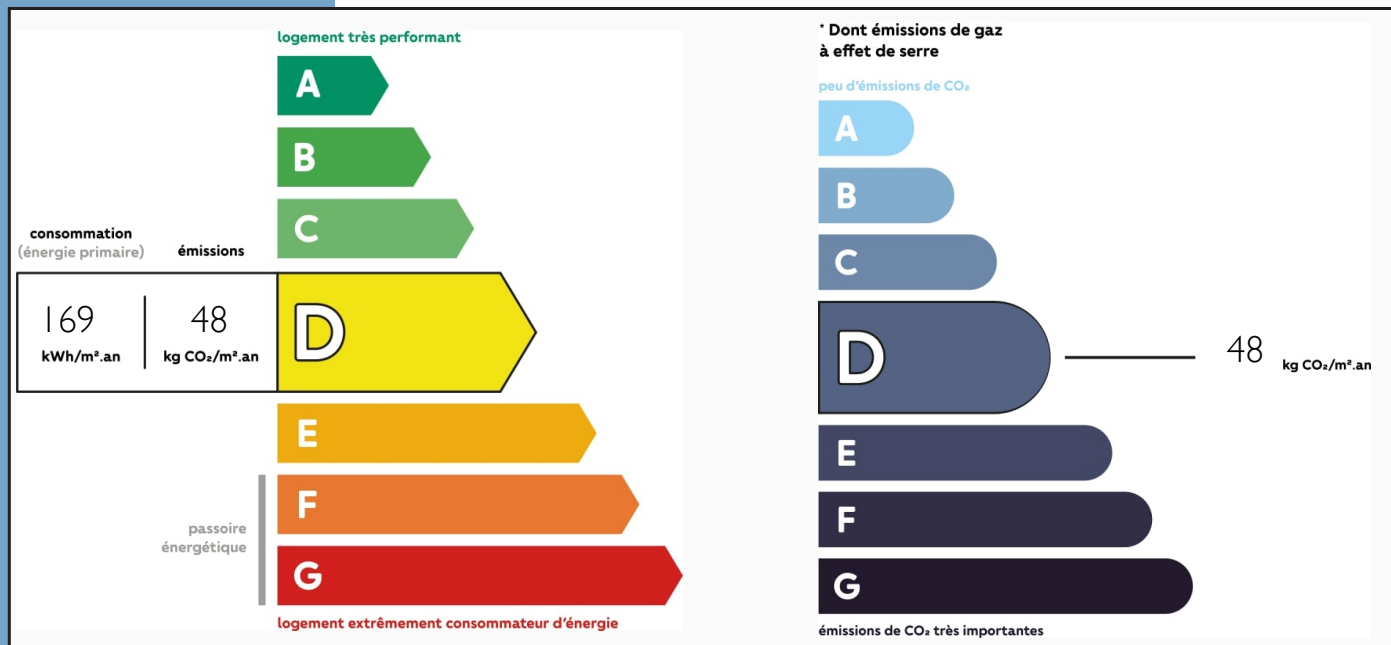


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HECTARES....

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

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A29582CHD40  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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