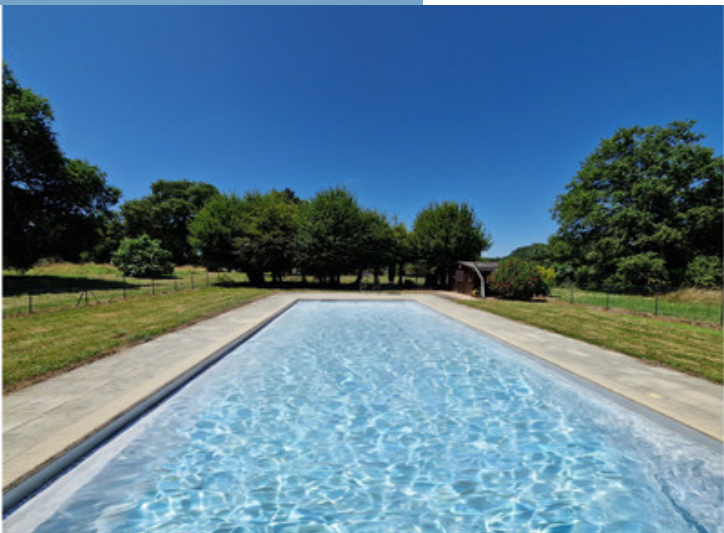




STUNNING 450M² HOUSE WITH SWIMMING
POOL. ON 5 HECTARES.

www.leggettprestige.com

STUNNING 450M² HOUSE
WITH SWIMMING POOL.
ON 5 HECTARES....



PROPERTY FACT FILE	
REFERENCE	A29582CHD40
PRICE	€ 795,000 £ 658,300* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	4
ACCOMMODATION	450 m ²
LAND	53577 m ²
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>	



- 450m² on two levels, ideal for families
- 15m x 6m swimming pool with technical room
- 5 hectares of land
- Barn 90m²
-

STUNNING 450M² HOUSE
WITH SWIMMING POOL.
ON 5 HECTARES....

Ref : A29582CHD40

Discover this magnificent 450m² 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 450m² 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 (90m²) on the property offers numerous possibilities for use.

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

Living Area: 450m² (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

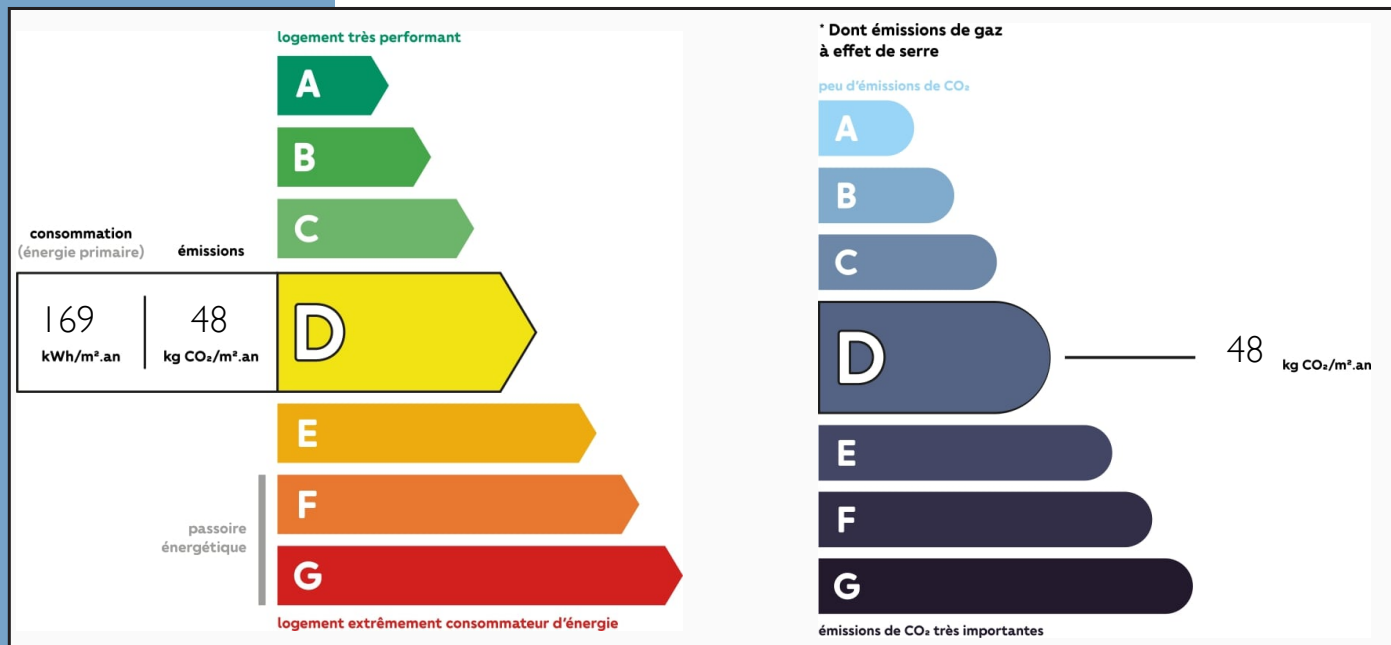


STUNNING 450M² HOUSE
WITH SWIMMING POOL, ON
HECTARES....

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

Ref : A29582CHD40

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

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 :A29582CHD40
FILE COMPLETE
AND PHOTOS
ON REQUEST

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