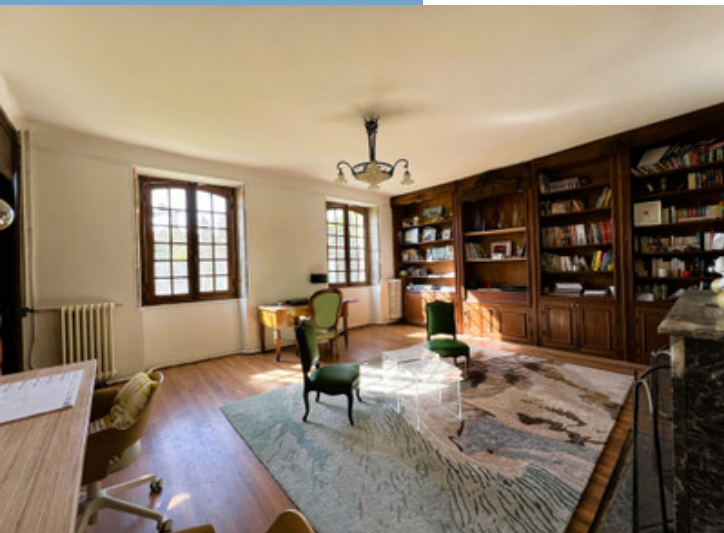


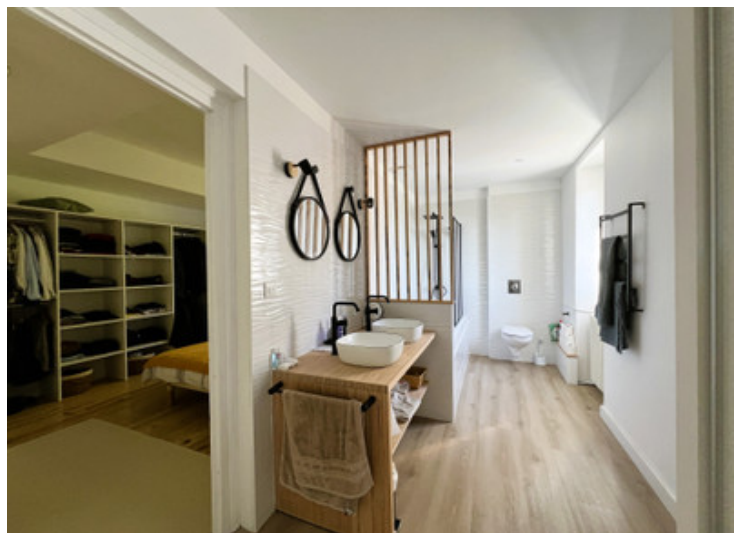


CLOSE TO THE BEACHES OF SOUTH LANDES /
BASQUE COUNTRY, AN ELEGANTLY
RENOVATED 19TH-CENTURY BOURGEOIS
HOUSE SET

CLOSE TO THE BEACHES
OF SOUTH LANDES /
BASQUE COUNTRY, AN
ELEGANTLY RENOVATED
19TH-CENTURY
BOURGEOIS...



PROPERTY FACT FILE	
REFERENCE	A32650MLR40
PRICE	€ 798,000 £ 665,197* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	3
ACCOMMODATION	382 m ²
LAND	23471 m ²
TOWN	Biaudos
DEPARTMENT	Landes
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Other Drainage, Garage, Barns - outbuildings
*Price based on current exchange rate which is subject to change	



- 2 outbuildings of 70 m² each, ready for renovation
- Located 20 minutes from the beaches
- Amenities, shops, and schools are just 10 minutes
- Highways are 10 minutes away, to Bordeaux or Spain
- Beautiful renovation with charme and elegance

CLOSE TO THE BEACHES
OF SOUTH LANDES /
BASQUE COUNTRY, AN
ELEGANTLY RENOVATED
19TH-CENTURY
BOURGEOIS...

Ref : A32650MLR40

Discover this magnificent family bourgeois residence, nestled on a 2.3-hectare plot in the heart of a stunning green park, featuring a variety of trees and part forest. This impressive 19th-century home, carefully renovated with taste, has preserved its authenticity and charm over the years, showcasing period elements such as Bidache stone

DESRIPTIF

Set on a stunning green park of 2.3 hectares, half of which is forested, this stunning historical building from the 1820s, formerly a hotel, showcases a modern, elegant, and authentic renovation.

Access to the property is secured by an electric gate leading to parking for several cars.

At the front of the residence, a lovely south-facing outdoor living space, complete with a pétanque court, invites you to enjoy sunny days.

Two independent outbuildings enhance this area, providing storage for tools, tractors, bikes, or a workshop, along with an enclosed space for poultry.

Beyond, a splendid park adorned with a variety of trees, like Tulip tree, crape myrtle, catalpa, eucalyptus, cork oak, bursts with colors throughout the seasons. Jam enthusiasts will delight in picking figs, plums, lemons, mandarins, goyave of Chili.

The surroundings are complemented by a forest area featuring a pathway that allows you to immerse yourself in nature.

The residence is distinguished by its magnificent façade that beckons you to cross the threshold, framed by stunning period stones, beautiful double-glazed joinery, and a splendid historic door. This opens onto a spacious entrance adorned with Bidache stone tiles, promising elegance and charm—a harmonious blend of past and present.

The ground floor features a spacious and comfortable living room with beautiful antique parquet flooring and an elegant fireplace/inserts, offering a view of the park. Adjacent to it is a charming office space, c

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32650MLR40>

COMPLETE FILE AND PHOTO ON REQUEST



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

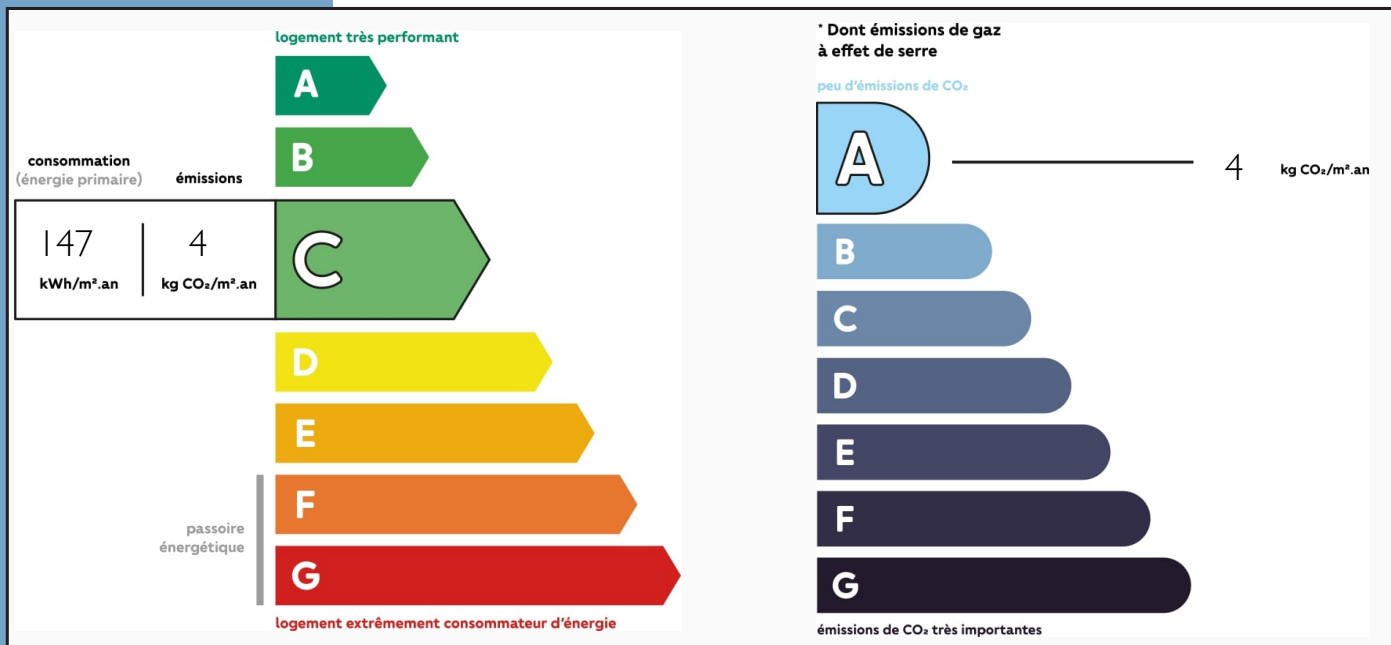
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

CLOSE TO THE BEACHES OF SOUTH LANDES / BASQUE COUNTRY, AN ELEGANTLY RENOVATED 19TH-CENTURY BOURGEOIS...

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

Ref : A32650MLR40

ENERGIE-DPE



NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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 :A32650MLR40
FILE COMPLETE
AND PHOTOS
ON REQUEST

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