



ÉLÉGANCE & RAFFINEMENT - CHARACTER
PROPERTY WITH MAISON DE MAÎTRE, GUEST
HOUSE, SWIMMING POOL, NEAR BASSIN

ÉLÉGANCE &
RAFFINEMENT -
CHARACTER PROPERTY
WITH MAISON DE MAÎTRE,
GUEST HOUSE, SWIMMING
POOL, NE...



PROPERTY FACT FILE

REFERENCE	A26980ARM33
PRICE	€ 656,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (630 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	4
ACCOMMODATION	290 m ²
LAND	3700 m ²
TOWN	Saint-Magne
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

*Price based on current exchange rate which is subject to change



- character property with high-quality renovation
- Close to the beaches of Arcachon
- Top-of-the-range equipment
- heated swimming pool
- heated pool and large outbuilding and garage

ÉLÉGANCE &
RAFFINEMENT -
CHARACTER PROPERTY
WITH MAISON DE
MAÎTRE, GUEST HOUSE,
SWIMMING POOL, NE...
Ref : A26980ARM33

Exclusive! With all amenities and services, close to beaches, just 35 km from the ring road and 51 km from Mérignac airport
In a particularly well-kept 3700 m² green setting, this charming property has everything to seduce.

DESCRIPTIF

Exclusive!

Close to the Bassin, in the middle of its remarkably well-kept 3700m² park, with its mix of fruit trees and flowers of various species, this charming property has everything to seduce!

The property has recently been completely renovated.
With its mix of modernity and authenticity, this one-storey residence of over 290m² has retained its original charm and period materials, while benefiting from top-quality modern facilities.

Here, everything exudes the charm and authenticity of an old manor house, with its antique parquet and cement tiles and high ceilings.

This combination will surprise you with its superb quality and warm, comfortable welcome.

On the ground floor, the beautiful long entrance hall leads on one side to a vestibule with an open fireplace opening onto the terrace, and on the other to a kitchen combining authenticity and modernity.

This ground floor can be accessed via three different entrance doors, depending on your preferences.
The kitchen combines old-world charm with top-of-the-range equipment.

Upstairs, a majestic stone staircase leads to a vast hallway with four beautiful bedrooms and a large contemporary bathroom, including a suite with a large shower room.
Two new master suites could be converted into this large sleeping area.

As well as their undeniable charm, all the bedrooms have retained their spaciousness (all are at least 15m² in size), with built-in made-to-measure wardrobes that are both stylish and practical.

At the r

More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A26980ARM33>

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

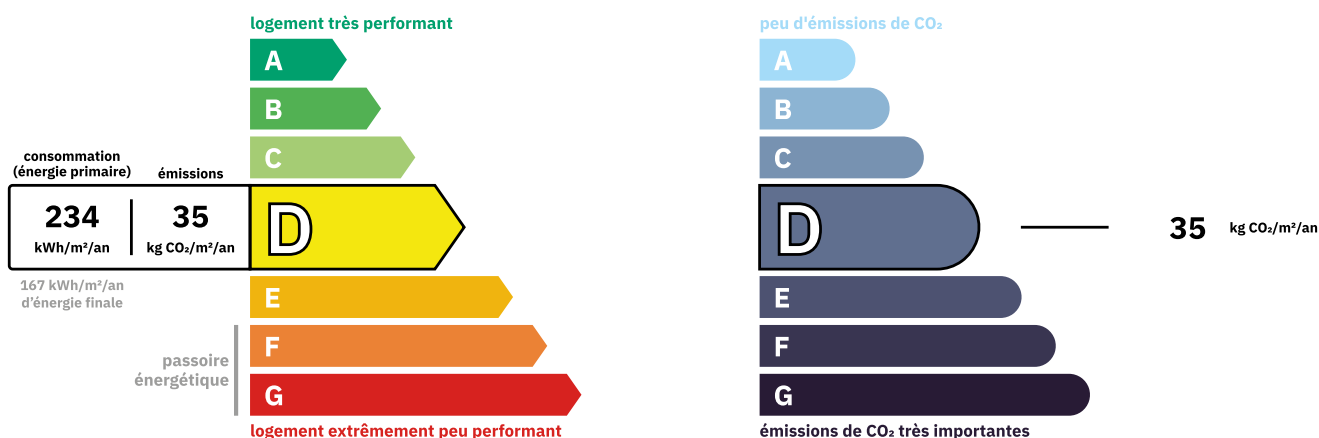


ÉLÉGANCE & RAFFINEMENT -
CHARACTER PROPERTY WITH
MAISON DE MAÎTRE, GUEST
HOUSE, SWIMMING POOL,
NE...

Ref : A26980ARM33

ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 6190 € and 8450€ for 2021

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 : A26980ARM33
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr