



SUPERB PROPERTY ON THE EDGE OF A FOREST
WITH A LARGE MANOR HOUSE SET IN 2.7HA OF
LAND (1H FROM BISCAROSSE)

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SOUS OFFRE



PROPERTY FACT FILE

REFERENCE	A28487ARM40
PRICE	€ 890,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	6
ACCOMMODATION	425 m ²
LAND	27000 m ²
TOWN	Sore
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Barns - outbuildings, High speed internet

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



- Large 425m² Maison de Maître with character
- Completely renovated house, without work
- Landscaped garden
- Swimming pool with view
- Close to amenities but without neighbours

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1h from Biscarosse/Arcachon, Sore: exceptional property complex comprising a large, fully-renovated 425 m² maison de Maître, on 2.7 ha of land.

Set away from the village but close to all amenities and services, this magnificent 425 m² manor house dating from the 1850s has been

DESCRIPTIF

Set in a surprisingly Mediterranean bubble, 1h from Biscarosse, Sore: this exceptional property complex comprises a large, completely renovated 425 m² maison de Maître, a 170 m² Landaise.

Set away from the village but close to all amenities and services, this magnificent 425 m² manor house dating from the 1850s has been completely renovated with all the elegance of yesteryear, but with ultra-modern comforts (including geothermal energy).

A majestic entrance hall leads to a large kitchen and utility room, where charm and old materials combine with ultra-modern equipment.

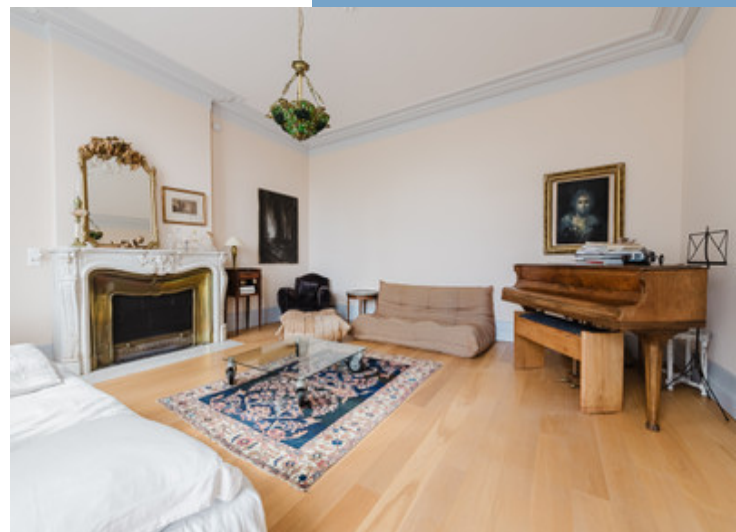
There are also two superb lounges, one of which is ideal for receptions and family gatherings. The second, more intimate room with its superb fireplace is perfect for cosier evenings.

A large bedroom with en suite shower room that could also be used as a study opens onto the rear of the house.

A magnificent wooden staircase leads to a spacious entrance hall with 4 generous en suite bedrooms. Their configuration with private entrance gives the impression of entering a separate, sumptuous flat. A total of 6 en suite bedrooms (including a separate guest bedroom), an additional large bedroom, two lounges, a fully equipped kitchen and a summer kitchen with sheltered terrace.

No work required, as everything is in perfect condition.

Also on the estate is a beautiful 170m² Landaise. Partially converted with an additional suite (and its own separate entrance) and a large 50m² artist's studio that could be convert



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28487ARM40>

COMPLETE FILE AND PHOTO ON REQUEST

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

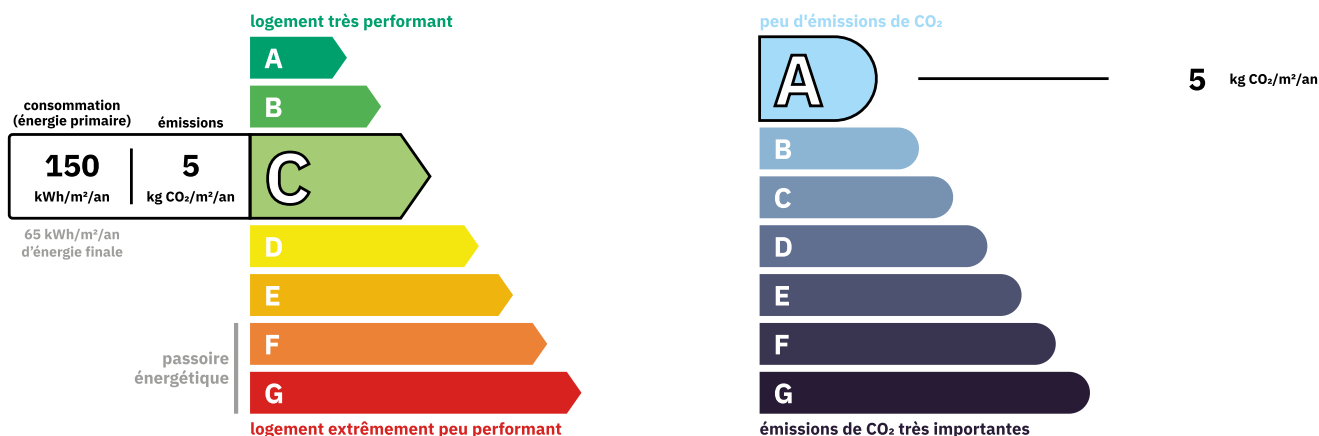
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ENERGIE-DPE

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



Property Moderately efficient
Estimated annual energy costs
between 3810 € and 5210€ 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

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AND PHOTOS
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