



ELEGANT MAISON DE MAITRE + POOL +  
GARDEN + GARAGE + VILLAGE SQUARE  
LOCATION + BUSINESS OPPORTUNITY



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LOCATION + BUSINESS  
OPPORTUNITY...



## PROPERTY FACT FILE

REFERENCE	A31701JSN40
PRICE	€ 449,500 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	254 m <sup>2</sup>
LAND	940 m <sup>2</sup>
TOWN	Geaune
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Family Home, Manoir
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage

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



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This elegant maison de maitre built in the 1860's is situated in the centre of a charming bastide town in the Landes. Mont Marson (30 minutes), Pau (40 minutes) with the Pyrenees and Atlantic coast only 1h20 away.

Carefully renovated to a very high standard; with new bespoke

## DESCRIPTION

Centrally heated by oil fuel and an open fire in the main living area, with the majority of the windows being replaced; this comfortable house comprises of;

### GROUND FLOOR

Entrance 24m<sup>2</sup> with beautiful tiled floor leading to the following rooms:

Sitting room 20m<sup>2</sup> tiled floor, recessed shelving and double aspect access to the kitchen

Dining room and living room 40m<sup>2</sup> a grand room, light filled room with open fire

Kitchen 24m<sup>2</sup> quality and unique fully fitted with slate counter top and central island with copper counter top, door to rear garden

WC 2.6m<sup>2</sup>

Boiler room 5m<sup>2</sup> with plumbing for washing machine

Office 17m<sup>2</sup> with fitted storage 4.5m<sup>2</sup>

Utility/boot room 22m<sup>2</sup> with wooden staircase to the FIRST FLOOR - two large rooms of 34m<sup>2</sup> and 40m<sup>2</sup> and a landing of 10m<sup>2</sup> offering additional possibility for renovation or storage.

SIDE ENTRANCE 39.5m<sup>2</sup> with tiled floor and step up to the rear of the room with built in storage. This part of the house used to be the local solicitor's office and would be great for a business, additional living space or additional storage.

Corridor 10m<sup>2</sup> currently used as a wood store with access to the rear garden

Wine cave 22.5m<sup>2</sup>

### FIRST FLOOR

The spacious landing of 21m<sup>2</sup> opens to a decorative balcony that runs along the front of the house and can also be accessed via two of the bedrooms.

Bedroom 23m<sup>2</sup> with window, marble feature fireplace, fitted storage and door to a large en-suite bathroom of 14m<sup>2</sup> boasting a free standing bath, shower cubicle, double sinks with vanity...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31701JSN40>

COMPLETE FILE AND PHOTO ON REQUEST



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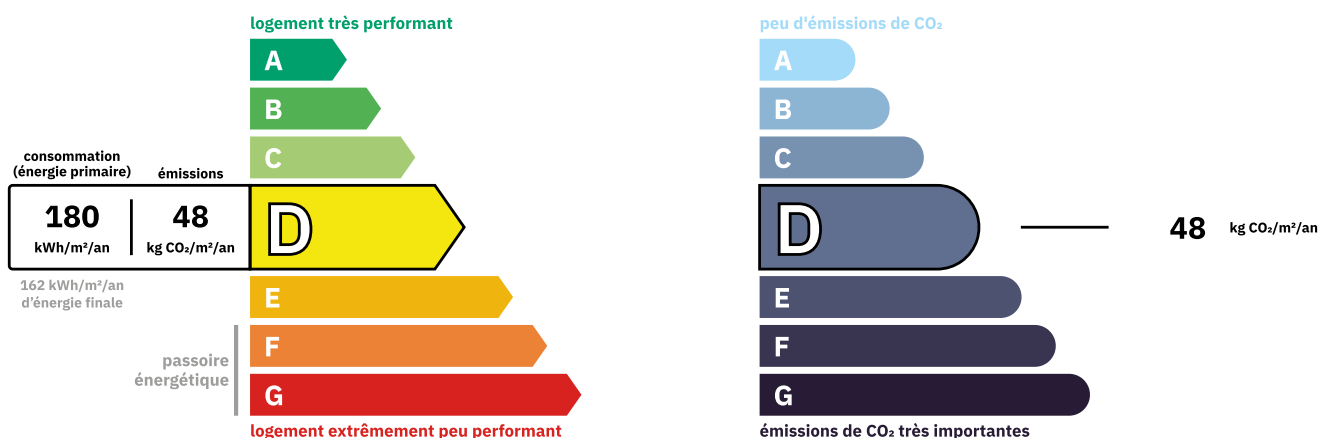


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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 4660 € and 6340€ 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.

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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 : A31701JSN40  
FILE COMPLETE  
AND PHOTOS  
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