



CHARMING 12-ROOM BOURGEOIS RESIDENCE, 6  
KM FROM BEACHES, WITH FORMER OFFICE, POOL  
HOUSE, AND OUTBUILDINGS

CHARMING 12-ROOM  
BOURGEOIS RESIDENCE, 6  
KM FROM BEACHES, WITH  
FORMER OFFICE, POOL  
HOUSE, AND OUTBUIL...



PROPERTY FACT FILE	
REFERENCE	A32779MLR40
PRICE	€ 1,175,000 £ 0* <small>*agency fees included: 3 % TTC to be paid by the buyer (1 138 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	6
ACCOMMODATION	380 m <sup>2</sup>
LAND	5170 m <sup>2</sup>
TOWN	Bénése-Maremne
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Bams - outbuildings, Business potential
<small>*Price based on current exchange rate which is subject to change</small>	



- Family, professional, and tourism potential
- 10 mins from Capbreton and Hossegor Golf / 20 mins
- Shops and services just a few steps away
- 6 bedrooms with private bathrooms
- Pool pool house, bodéga, summer kitchen, annexes

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Just 10 minutes from the sought-after beaches of Capbreton and Hossegor, 20 minutes from the Basque Country, and a short walk to shops and services, this majestic mansion of 380 m<sup>2</sup>, built in the 1820s, stands on a stunning, lush park of 5,170 m<sup>2</sup>. It combines historical charm, authenticity, and rare potential for various family or

## DESCRIPTIF

Between the southern Landes and the Basque Country, close to the beaches of Capbreton, the Hossegor golf course, and the lively towns of the Basque Coast, this exceptional property offers a quality of life in an enchanting setting, perfectly balanced between nature and the sea.

More than just a residence, it is a place where the authenticity and elegance of yesteryear blend seamlessly with modern comfort.

### \*\* General features\*\*

- Timeless charm to captivate those seeking serenity and authenticity, while offering immense potential for various lifestyle projects.
- A unique character through its architecture and period details, showcasing the grandeur of historic residences with a majestic oak spiral staircase, high ceilings, beautiful original parquet floors in the rooms, spacious corridors, multiple entrances, intricate geometric tile flooring, leather or glass-inlaid doors, and stunning marble fireplaces in the bedrooms and reception room. The vast, bright living spaces exude elegance and history.
- Smooth flow between the various living spaces and multiple connections to the park, with numerous access points to the residence, allowing every room to offer a direct view of the surrounding landscape and to fully embrace the beauty of the outdoors.
- Comfort and privacy for entertaining, with six bedrooms, each equipped with a private bathroom.

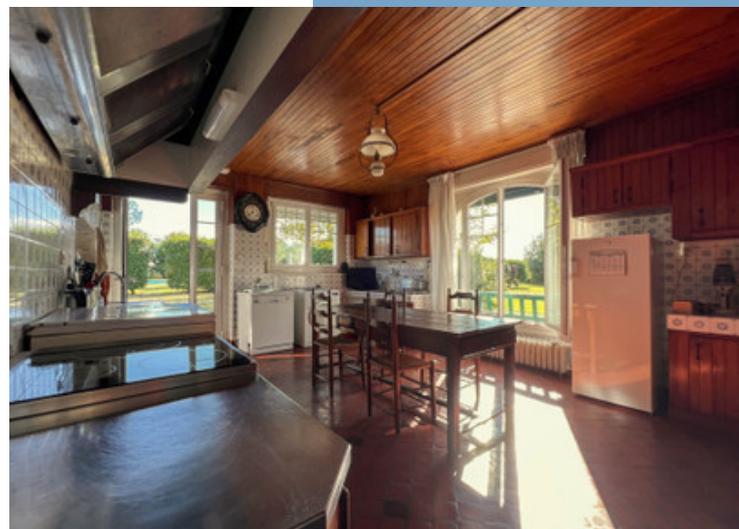
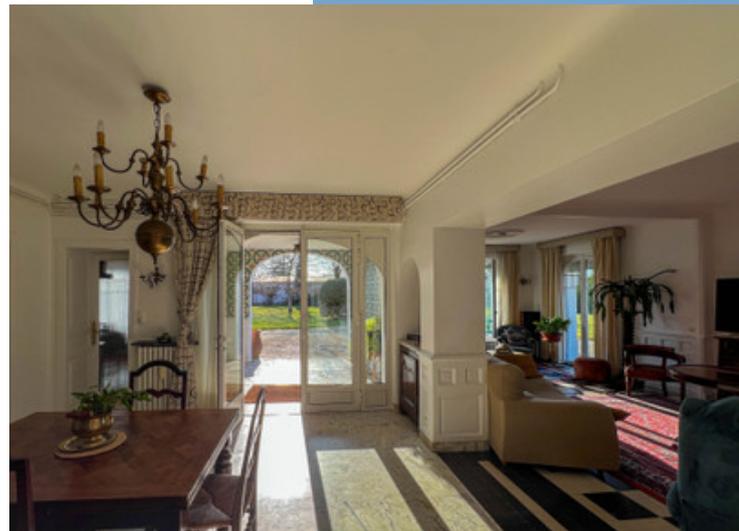
### \*\*Outdoor space features\*\*

In this environment designed for the enjoyment of outdoor living, each moment becomes an invitation to wel

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32779MLR40>

COMPLETE FILE AND PHOTO ON REQUEST



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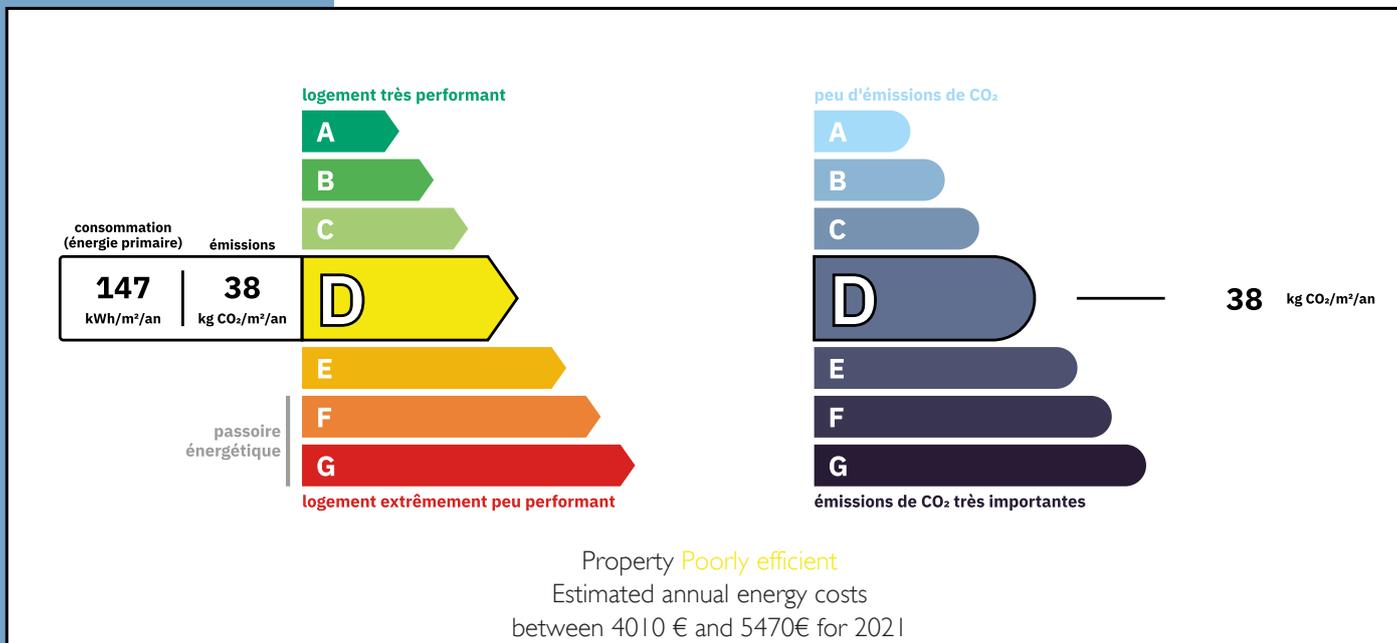
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A32779MLR40  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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