

ELEGANT 19TH CENTURY MANOR HOUSE – FULLY RENOVATED – 5 MINUTES FROM MONT-DE-MARSAN

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PROPERTY FACT FILE

REFERENCE	A35555CHD40
PRICE	€ 499,900 £ 0* *agency fees included: 3 % TTC to be paid by the buyer (485 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	2
ACCOMMODATION	240 m²
LAND	8500 m²
TOWN	Mont-de-Marsan
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Garage

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





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- Fully renovated house
- Landscaped park of 8,500 m², fully enclosed
- 150 m² terrace, pool 11x5m
- 5 bedrooms
- 220m² convertible outbuilding

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Located just 5 minutes from Mont-de-Marsan, this fully renovated 19th century Manor House offers 240 sqm of living space set within 8,500 sqm of enclosed landscaped grounds. The property features an exceptional 100 sqm living area with herringbone parquet flooring, fireplace and high-end open kitchen leading to a 150 sqm terrace and



DESCRIPTION

ELEGANT 19TH CENTURY MANOR HOUSE – FULLY RENOVATED – 5 MINUTES FROM MONT-DE-MARSAN

Just 5 minutes from Mont-de-Marsan and close to all amenities (schools, shops, train station, medical services), this stunning 19th century Manor House offers 240 sqm of living space set within 8,500 sqm of fully enclosed landscaped parkland.

Beautifully renovated in 2020, the property perfectly combines period charm with modern comfort: air-to-water heat pump, fiber optic internet, electric gate, video intercom system.

Exceptional Living Spaces

The ground floor features an impressive 100 sqm living area, including a 50 sqm lounge with solid herringbone parquet flooring, moldings and a fireplace with 12 kW stove. The fully equipped high-end open kitchen flows seamlessly onto a spectacular 150 sqm terrace overlooking a heated and secure saltwater swimming pool (11 x 5 m).



An 18 sqm office (or optional bedroom/home cinema), pantry/laundry room and guest WC complete this level.

Comfortable Family Floor

Upstairs, a spacious landing leads to four bedrooms, including a magnificent 32 sqm master suite with dressing room and private shower room. A large 12 sqm bathroom with bathtub, shower and double vanity, plus a laundry room and WC, complete the floor.

Outbuilding with Great Potential

A 220 sqm outbuilding currently used as a double garage and storage space offers outstanding development potential (guest house, event space, professional use, rental project).

A Truly Remarkable Park



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A35555CHD40

COMPLETE FILE AND PHOTO ON REQUEST

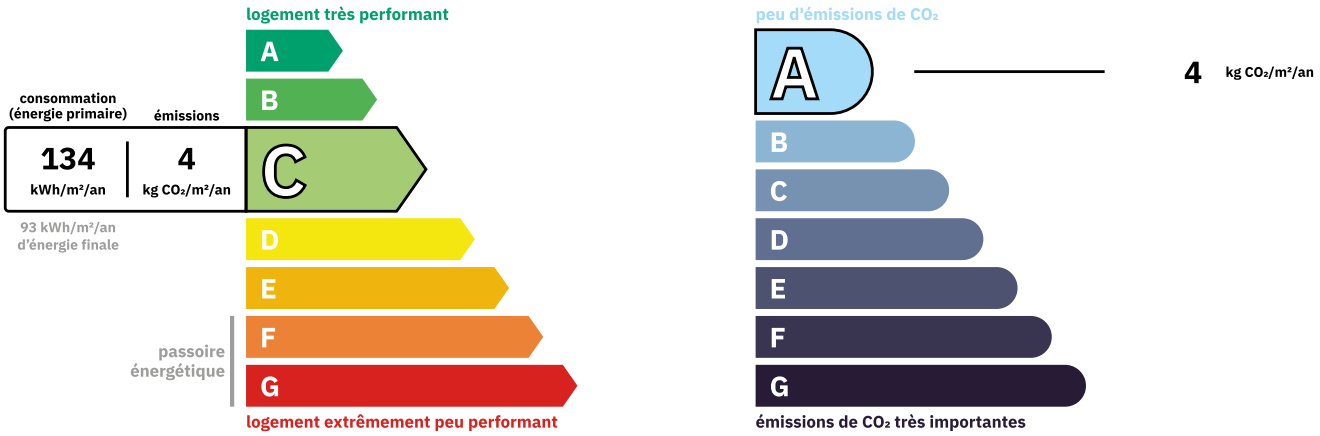
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1820 € and 2550€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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