



BEAUTIFUL 5-BED LANDAISE HOME WITH 2-BED GÎTE, POOL & 11HA IN BOSTENS, LANDES (40)

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IN BOSTENS, LANDES (40)...



PROPERTY FACT FILE

REFERENCE	A38392SAT40
PRICE	€ 899,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	4
ACCOMMODATION	300 m ²
LAND	108401 m ²
TOWN	Bostens
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

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



- Landaise manor house in a corner of paradise
- In ground pool with terracing and pool kitchen
- Independent successful gîte with scope to develop
- Set in nearly 11 hectares of natural beauty
- Business potential, equestrian property

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Located in the peaceful Landes forest near Bostens, this fully renovated Landaise property consists of a main house of approximately 240m² with 5 bedrooms and an independent gîte 65 m² with 2 bedrooms, both tastefully and stylishly finished to a high standard. Offering peace, privacy, and potential for further

DESCRIPTION

Briefly comprised of;

Principal Residence

This elegant home welcomes you with a large covered terrace, adorned with wisteria winding around ancient beams. The front door opens into an impressive entrance hall (20m²) leading to a warm, inviting living room with a majestic fireplace (18m²), and an open-plan kitchen/dining area (37m²) featuring a stunning arched window overlooking the garden and horses. The kitchen is fully equipped and includes a central island.

Study: 12m²

Bedroom: 12m²

WC with hand basin: 2.7m²

Bathroom: 9.2m² with jacuzzi bath, large walk-in shower, double vanity, and travertine tiles

Utility room with solar water heater, laundry area, boiler, and newly updated electrical panel

First Floor

Master suite: 50m² with open bathroom (bath, shower, WC, double sinks with vanity), solar-powered Velux windows, and a 10m² walk-in wardrobe

Bathroom: 6m² (shower, WC, sink and vanity)

Bedroom: 18m²

Bedroom: 18m²

Smoke detector

Charming gîte comprising:

Open-plan living area (kitchen/dining/living room) of 34m² with terracotta floor tiles, original stone sink feature, and wood-burning stove

Bedroom 1: 12m² with French doors opening onto a private terrace

Bedroom 2: 9.5m²

Shower room: 5m² with shower, WC, sink with vanity

Utility/storage room

Attached garage of 28m² opening onto a 45m² carport, which could

More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A38392SAT40>

COMPLETE FILE AND PHOTO ON REQUEST

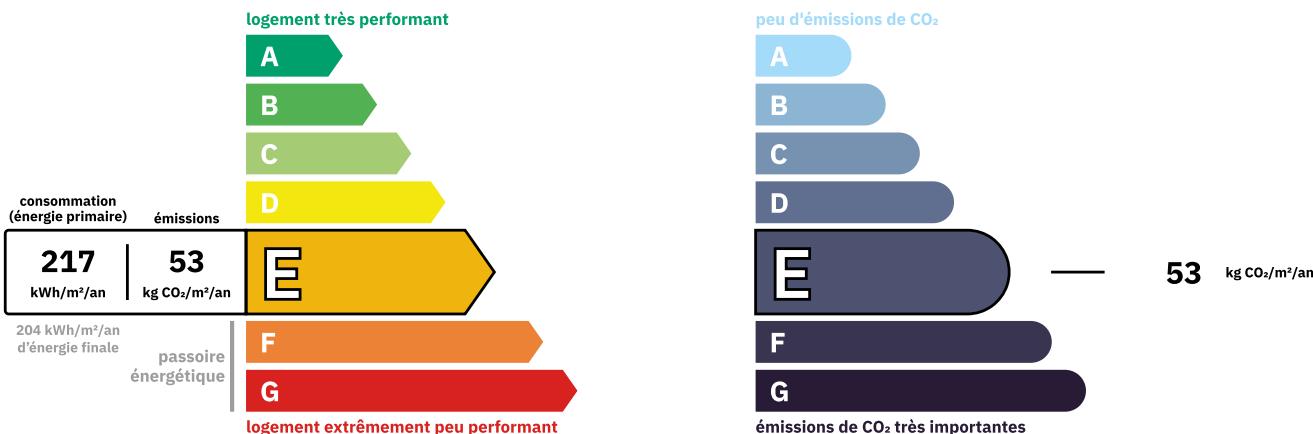


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ENERGIE-DPE

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



Property Energy consuming
Estimated annual energy costs
between 5110 € and 6950€ for 2021

NOTICE

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

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CONTACT

Réf :A38392SAT40

FILE COMPLETE
AND PHOTOS
ON REQUEST

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