



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

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



PROPERTY FACT FILE

REFERENCE	A38392SAT40
PRICE	€ 899,000 £ 0* <small>*agency fees to be paid by the seller</small>
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

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

Ref : A38392SAT40

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

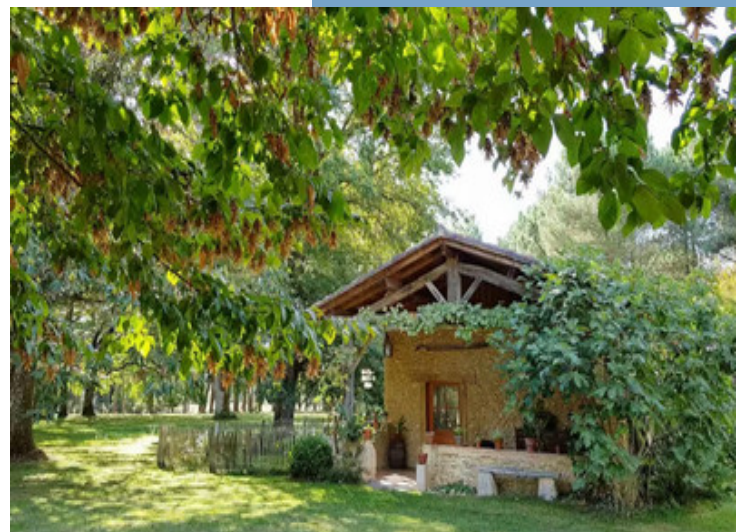
Utility/storage room

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

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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

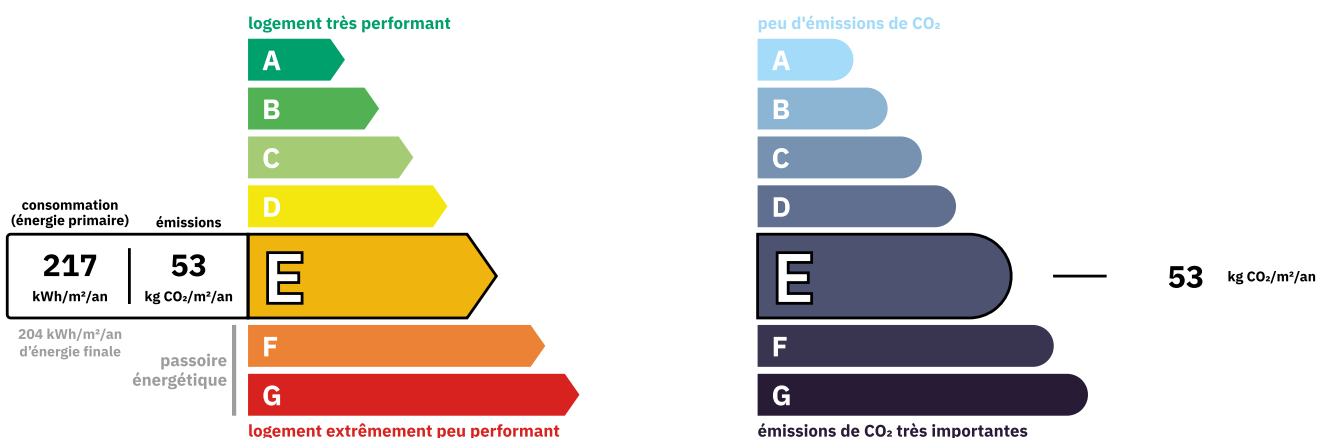
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

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

Ref : A38392SAT40

ENERGIE-DPE



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

Réf : A38392SAT40
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr