



## 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<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM       | 7  |
| BATHROOM      | 4  |
| ACCOMMODATION | 300 m <sup>2</sup>   |
| LAND          | 108401 m <sup>2</sup>                                      |
| TOWN          | Bostens  |
| DEPARTMENT    |  |
| LOCATION      | Isolated   |
| TYPE          | Maison de Vacances, House,<br>Country House                |
| CONDITION     | Good condition   |
| FEATURES      | Swimming Pool, Other Drainage,<br>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 240m<sup>2</sup> with 5 bedrooms and an independent gîte 65 m<sup>2</sup> 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 (20m<sup>2</sup>) leading to a warm, inviting living room with a majestic fireplace (18m<sup>2</sup>), and an open-plan kitchen/dining area (37m<sup>2</sup>) featuring a stunning arched window overlooking the garden and horses. The kitchen is fully equipped and includes a central island.

Study: 12m<sup>2</sup>

Bedroom: 12m<sup>2</sup>

WC with hand basin: 2.7m<sup>2</sup>

Bathroom: 9.2m<sup>2</sup> 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: 50m<sup>2</sup> with open bathroom (bath, shower, WC, double sinks with vanity), solar-powered Velux windows, and a 10m<sup>2</sup> walk-in wardrobe

Bathroom: 6m<sup>2</sup> (shower, WC, sink and vanity)

Bedroom: 18m<sup>2</sup>

Bedroom: 18m<sup>2</sup>

Smoke detector

Charming gîte comprising:

Open-plan living area (kitchen/dining/living room) of 34m<sup>2</sup> with terracotta floor tiles, original stone sink feature, and wood-burning stove

Bedroom 1: 12m<sup>2</sup> with French doors opening onto a private terrace

Bedroom 2: 9.5m<sup>2</sup>

Shower room: 5m<sup>2</sup> with shower, WC, sink with vanity

Utility/storage room

Attached garage of 28m<sup>2</sup> opening onto a 45m<sup>2</sup> carport, which could

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

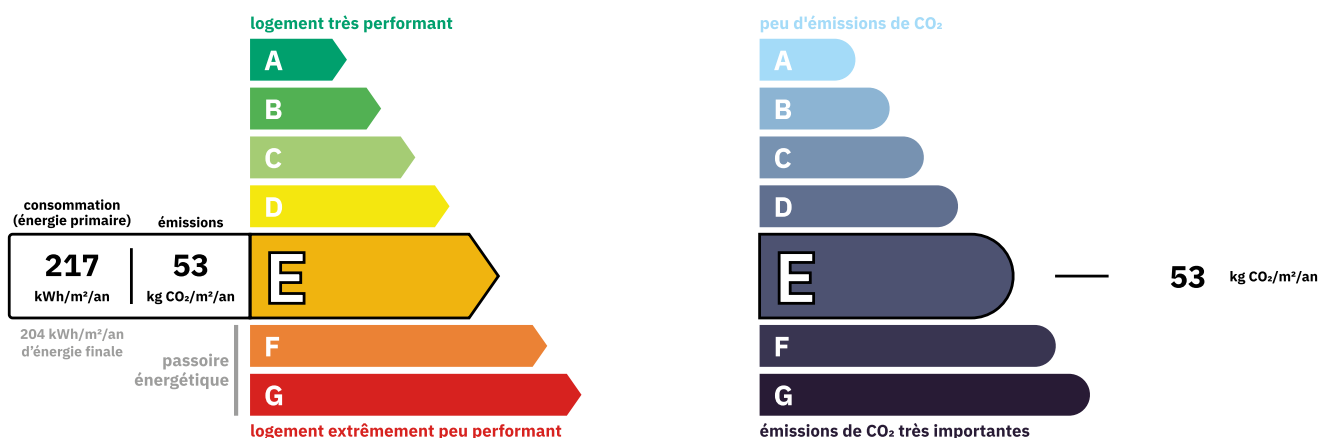


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



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

## NOTICE

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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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## CONTACT

Réf : A38392SAT40  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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