

NOTARY FEES OFFERED Elegant 19th century Mansion 290 m with swimming pool, studio, observatory and carport



INFORMATION

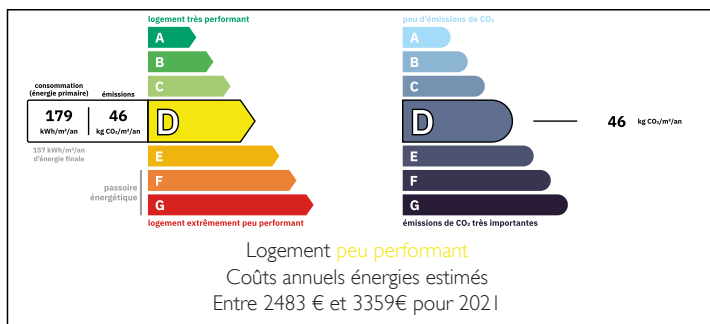
Town:	Aubagnan
Department:	Landes
Bed:	7
Bath:	2
Floor:	360 m2
Plot Size:	2600 m2



IN BRIEF

In the peaceful village of Aubagnan, discover this superb 19th-century Manor House offering both charm and comfort. Set on a 2,600 m² landscaped and fully enclosed plot, the property boasts 290 m² of living space with a grand entrance hall, living room, dining room, fitted kitchen, office (convertible into a master suite), and 6 spacious bedrooms over two upper levels. Outdoors, enjoy a 120 m² terrace, a heated saltwater pool (10x5 m), a workshop, a studio to be finished, a large carport and even a private astronomy observatory. Fibre internet, mains drainage, double glazing and a fully upgraded electrical system (2020) provide modern comfort in a unique historic setting. Perfect as a large family home or for a guesthouse project.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestled in a quiet, green setting in the heart of Aubagnan, this elegant 19th-century Manor House perfectly blends period character with modern-day comfort. Rare on the market, it offers generous living space, unique features, and exceptional potential.

Grounds & Outdoor Spaces

A large electric gate opens onto a flat and fully fenced 2,600 m² plot, beautifully planted with trees and thoughtfully designed. At the entrance, a spacious carport can accommodate 4 to 5 vehicles, including motorhomes. A vegetable garden, water distribution system and multiple relaxation areas enhance the outdoor lifestyle.

A unique feature awaits astronomy lovers: a private observatory with adjoining IT room and a roof-opening chamber, ideal for star gazing.

The 120 m² terrace, fitted with an electric awning and built-in barbecue, is the perfect place to host family and friends. The 10x5 m heated saltwater swimming pool, with reinforced liner (2014), automated electrolysis system, heat pump and robotic cleaner (2022), ensures year-round enjoyment.

Other facilities include a workshop with 380V power supply, mezzanine storage, technical room for the pool, and a studio (with shower, WC and electricity) ready to be finished according to your needs.

Interior Layout

The Manor House develops around 290 m² of living space across three levels:

Ground floor: A majestic entrance hall leads to a bright living room (pre-equipped for a fireplace or wood stove) and dining room with terrace access, while opposite lies a fitted kitchen, bathroom and an