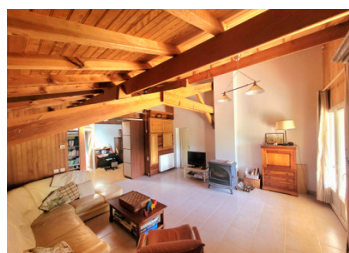


Landaise style country house with 6.5 ha of land, outbuildings, next to a nature reserve. Suitable for horses



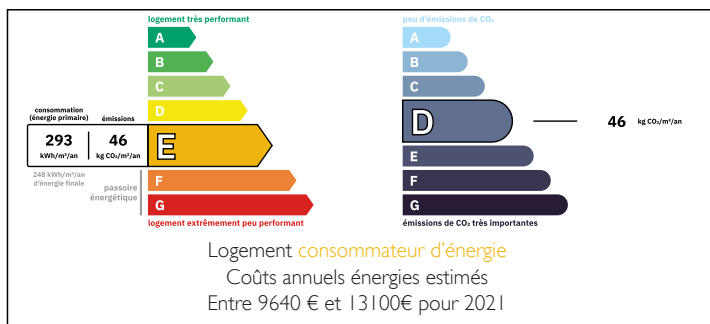
INFORMATION

Town:	Bordères-et-Lamensans
Department:	Landes
Bed:	5
Bath:	3
Floor:	375 m2
Plot Size:	65000 m2

IN BRIEF

This large country family home is ideal for multigenerational families or a business opportunity. The house could be divided into several living quarters as there are 2 kitchens and 3 bathrooms. The first floor offers the possibility of being fitted with a kitchen. It is luminous with large proportions. The current owners have lived in the house while developing it, and work is needed to complete it. The grounds offer great potential for equestrian use, development as a microfarm using the two shelters already existing. Stables could be further developed. Also ideally situated for cycling and fishing. There's one greenhouse with water supply allowing for a sustainable way of life at the property. The house is located under 3 km from all amenities. 10 minutes to Aire sur l'Adour and 30 minutes to Mont de Marsan. International airports of Bordeaux and...

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 foncière: 1859 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house is fully double glazed and benefits from solar panels generating 2k euro income from EDF per annum.

The property briefly consists of:

GROUND FLOOR

COVERED TERRACE

KITCHEN/DINING ROOM 16m2 Fitted kitchen w/ base units, tiled floor, cobble feature wall.

LIVING ROOM 28m2 Double doors to front covered terrace, wood burner, tiled floor and cobble feature wall, window to terrace.

BEDROOM 24m2 Patio doors to the garden, windows with manual shutters and cobble feature wall.

UTILITY ROOM 6m2 Housing gas boiler, hot water tank and plumbing for washing machine.

BATHROOM 8.5m2 Bath, walk in shower and sink, WC, towel heater and tiled floor.

SEPARATE WC 1.5m2 with sink

DINING ROOM 24m2 Patio doors to garden, tiled floor.

KITCHEN 36m2 Fitted with base and wall units with bespoke exotic wood cupboards, with tiled splashback and tiled floor. Doors to inner courtyard, staircase to first floor. Room for storage and door to garage.

ROOM 13m2 with frosted sliding doors from kitchen and same into games room.

GAMES ROOM 40m2 with beamed ceiling, insert woodburner.

WET ROOM 11m2 Walk in shower, double sink, WC and window.

FIRST FLOOR

ROOM 45m2 2 Velux windows, large window. To be completed. Ideal as a workshop or studio, or living accommodation.

ROOM 36m2

BEDROOM 24m2 3 windows, door to small room that could be en suite or shower room. Door giving access to roof space.

BEDROOM 24m2 RAD, velux and two small windows, laminate floor and wood cladding.

BATHROOM Bath, sink, WC, window and towel