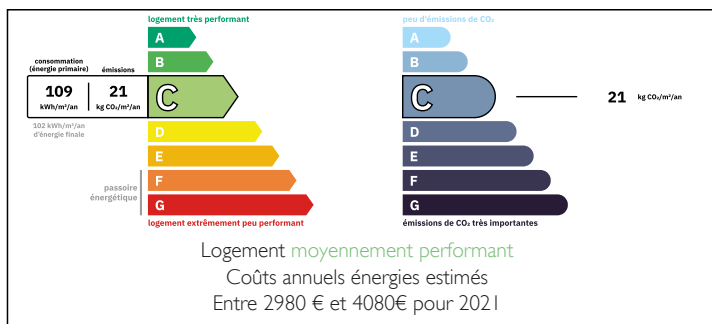


Beautiful secluded country house of 270m² with 4 spacious bedrooms and large outbuildings

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Geaune
Department:	Landes
Bed:	4
Bath:	2
Floor:	270 m ²
Plot Size:	5251 m ²

IN BRIEF

Magnificent 270 sq/m country house on 3 floors with large outbuildings:

Entrance leading to a spacious hallway (29m²), which provides access to:

A WC with sink

A bedroom with wardrobe, shower, and sink (18m²)

A fully equipped kitchen (17m²) with pantry

A section comprising two living rooms: the first one is 24m² with a wood stove, and the second is 23m².

The first floor comprises:

3 bedrooms, 1 office, 1 bathroom, and a WC

The first bedroom is 21m²

The office is 16m²

The second bedroom is 20m²

The third bedroom is 18m²

The bathroom consists of a shower, a bathtub, and two sinks.

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.

A large outbuilding of 86m²

All set on a large 5251m² plot of land suitable...

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LOCAL TAXES

Taxe foncière: 1818 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Magnificent 270 sq/m country house on 3 floors with large outbuildings:

The ground floor : Entrance leading to a spacious hallway (29m²), which provides access to:

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The bathroom consists of a shower, a bathtub, and two sinks.

The second floor (around 40 sq/m) is suitable for conversion.

The heating system is gas-powered with an underground tank.

Outside: large outbuildings and garages

A large shelter close to the house

A well

Large parking space

Two workshops: 15m² and 50m²

Two garages: 15m² and 35m²

A large outbuilding of 86m²

All set on a large 5251m² plot of land suitable for a pool.

Located 3km from a charming small village

50 minutes from Pau

20 minutes from Aire sur l'Adour

45 minutes from Mont de Marsan

15 minutes from the A65 motorway

1 hour 30 minutes from the ocean.