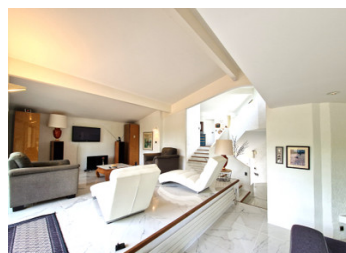


Spacious and beautiful architect-designed villa, 290m² of living space, a large swimming pool, 6 bedrooms



INFORMATION

Town:	Mont-de-Marsan
Department:	Landes
Bed:	6
Bath:	3
Floor:	290 m ²
Plot Size:	6288 m ²



IN BRIEF

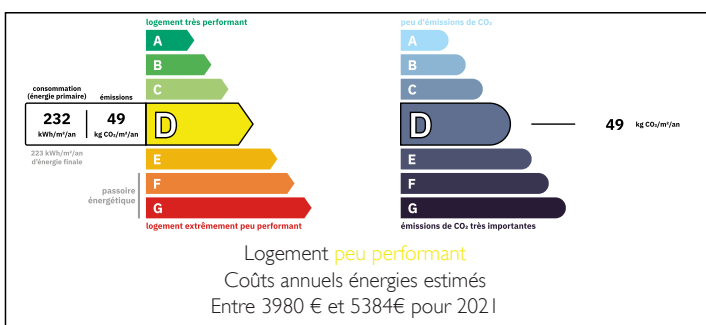
Architect-designed villa dedicated to guest rooms, covering 290m² on a 6200m² plot, offering a unique experience in the heart of the Landes d'Armagnac. Located just a few minutes from Mont-de-Marsan, in a peaceful and welcoming, dynamic village, it is surrounded by numerous hiking trails and bike paths. Built with high-end materials, the villa boasts exceptional luminosity thanks to its vast bay windows and electric roller shutters.

It also comprises 6 bedrooms, including 2 with private terraces, a triple living room of 76 m² opening onto the garden and pool, a spacious parking area, a wine cellar, and a basement for two large cars.

Outside, there is a large saltwater pool surrounded by pebble walls and a pool house with a shower. A large 200 m² terrace made of Bordeaux stone and a 16 m² chalet with water and electricity are also featured.

One...

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: 2905 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

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One hour from the ocean and 1.5 hours from the Pyrenean peaks, and only a 5-minute drive from all shops.

Description:

Basement: A bedroom with a bathroom, a small mezzanine room, a boiler room, a wine cellar (12m²), a large garage (50m²).

Ground floor: An entrance, a living room, a separate kitchen, a pantry, a laundry room, a library, a lounge with a fireplace, two bedrooms, a bathroom, and a room with a shower and toilet.

First floor: Two bedrooms, a bathroom, and a room with a shower and toilet.

Second floor: One bedroom and a bathroom.

Outside: Fully fenced 6200m² plot. A 12 x 7 m saltwater pool (maximum depth 2.20m) with...