

ELEGANT 19TH CENTURY MANOR HOUSE – FULLY RENOVATED – 5 MINUTES FROM MONT-DE-MARSAN

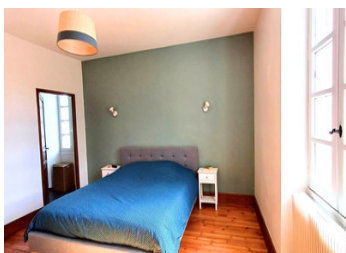


INFORMATION

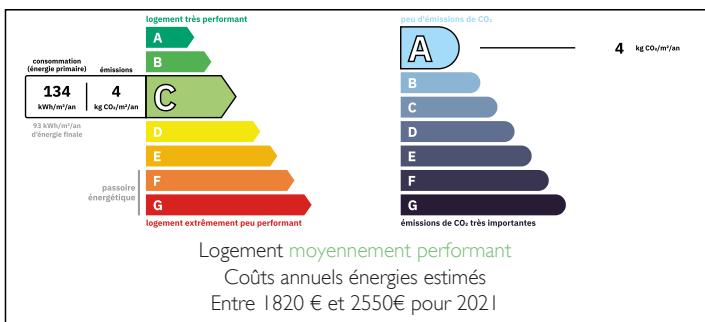
Town:	Mont-de-Marsan
Department:	Landes
Bed:	5
Bath:	2
Floor:	240 m2
Plot Size:	8500 m2

IN BRIEF

Located just 5 minutes from Mont-de-Marsan, this fully renovated 19th century Manor House offers 240 sqm of living space set within 8,500 sqm of enclosed landscaped grounds. The property features an exceptional 100 sqm living area with herringbone parquet flooring, fireplace and high-end open kitchen leading to a 150 sqm terrace and heated saltwater pool (11x5 m). Upstairs: 4 bedrooms including a 32 sqm master suite with dressing room and private bathroom. A 220 sqm outbuilding offers significant potential. Modern amenities include heat pump, fiber internet and electric gate. A rare blend of elegance, comfort and nature.

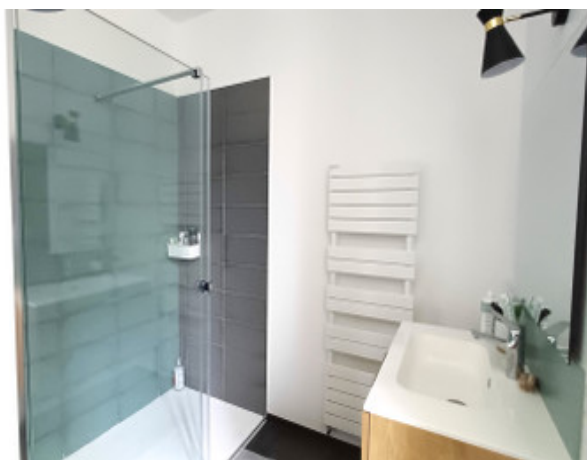


ENERGY - DPE



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: 1700 EUR

NOTES

DESCRIPTION

ELEGANT 19TH CENTURY MANOR HOUSE – FULLY RENOVATED – 5 MINUTES FROM MONT-DE-MARSAN

Just 5 minutes from Mont-de-Marsan and close to all amenities (schools, shops, train station, medical services), this stunning 19th century Manor House offers 240 sqm of living space set within 8,500 sqm of fully enclosed landscaped parkland.

Beautifully renovated in 2020, the property perfectly combines period charm with modern comfort: air-to-water heat pump, fiber optic internet, electric gate, video intercom system.

Exceptional Living Spaces

The ground floor features an impressive 100 sqm living area, including a 50 sqm lounge with solid herringbone parquet flooring, moldings and a fireplace with 12 kW stove. The fully equipped high-end open kitchen flows seamlessly onto a spectacular 150 sqm terrace overlooking a heated and secure saltwater swimming pool (11 x 5 m).

An 18 sqm office (or optional bedroom/home cinema), pantry/laundry room and guest WC complete this level.

Comfortable Family Floor

Upstairs, a spacious landing leads to four bedrooms, including a magnificent 32 sqm master suite with dressing room and private shower room. A large 12 sqm bathroom with bathtub, shower and double vanity, plus a laundry room and WC, complete the floor.

Outbuilding with Great Potential

A 220 sqm outbuilding currently used as a double garage and storage space offers outstanding development potential (guest house, event space,