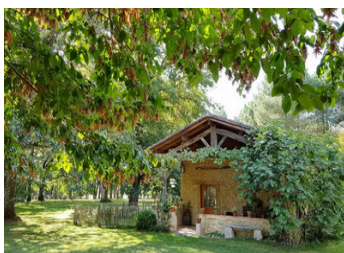
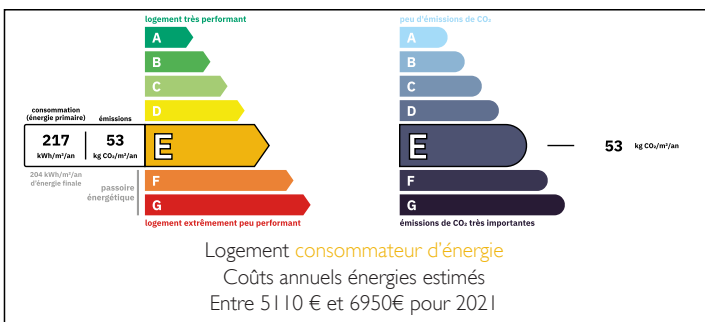


Beautiful 5-Bed Landaise Home with 2-Bed Gîte, Pool & IHA in Bostens, Landes (40)

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Bostens
Department:	Landes
Bed:	7
Bath:	4
Floor:	300 m2
Plot Size:	108401 m2

IN BRIEF

Located in the peaceful Landes forest near Bostens, this fully renovated Landaise property consists of a main house of approximately 240m² with 5 bedrooms and an independent gîte 65 m² with 2 bedrooms, both tastefully and stylishly finished to a high standard. Offering peace, privacy, and potential for further development on nearly 11 hectares of land, it is truly a haven of tranquility.

The entire property is enclosed with fencing suitable for horses.

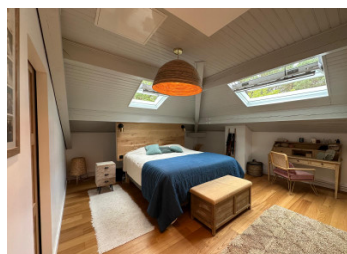
Electric vehicle charging point.

Option to purchase the property fully furnished with high-quality, contemporary designer furniture.

Ideal for a family home, rental income, or equestrian use.

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: 2239 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Briefly comprised of;

Principal Residence

This elegant home welcomes you with a large covered terrace, adorned with wisteria winding around ancient beams. The front door opens into an impressive entrance hall (20 m²) leading to a warm, inviting living room with a majestic fireplace (18 m²), and an open-plan kitchen/dining area (37 m²) featuring a stunning arched window overlooking the garden and horses. The kitchen is fully equipped and includes a central island.

Study: 12 m²

Bedroom: 12 m²

WC with hand basin: 2.7 m²

Bathroom: 9.2 m² with jacuzzi bath, large walk-in shower, double vanity, and travertine tiles

Utility room with solar water heater, laundry area, boiler, and newly updated electrical panel

First Floor

Master suite: 50 m² with open bathroom (bath, shower, WC, double sinks with vanity), solar-powered Velux windows, and a 10 m² walk-in wardrobe

Bathroom: 6 m² (shower, WC, sink and vanity)

Bedroom: 18 m²

Bedroom: 18 m²

Smoke detector

Charming gîte comprising:

Open-plan living area (kitchen/dining/living room) of 34 m² with terracotta floor tiles, original stone sink feature, and wood-burning stove

Bedroom 1: 12 m² with French doors opening onto a private terrace

Bedroom 2: 9.5 m²

Shower room: 5 m² with shower, WC, sink with vanity

Utility/storage room

Attached garage of 28 m² opening onto a 45 m²