

Large property in a peaceful location – Characterful Landes-style house with huge outbuildings



INFORMATION

Town:	Bazas
Department:	Gironde
Bed:	4
Bath:	1
Floor:	144 m ²
Plot Size:	7700 m ²

IN BRIEF

Large family property with Landaise-style house and large outbuildings

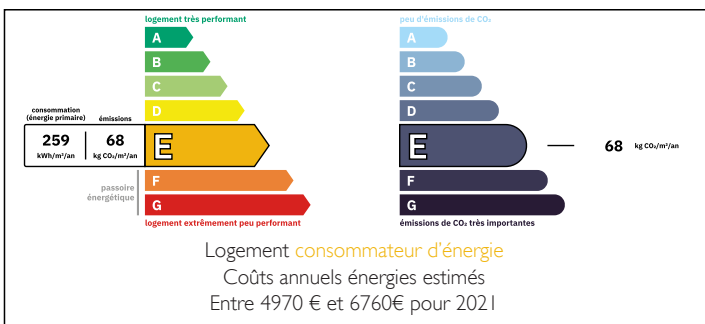
Do you have a professional, tourism, sports or arts project in mind... or simply want to enjoy wide open spaces and peace and quiet?

This property is truly in a world of its own. It is a place that inspires, that breathes, and that gives you complete freedom to imagine what comes next.

The main house, an authentic, charming Landes-style property measuring approximately 145 m², features a cosy living room, a kitchen to be fitted out, and a large double bedroom that could be used as a master bedroom (or two separate bedrooms) on the ground floor.

Upstairs, there are two further bedrooms and the possibility to convert an additional space according to your needs: office, games room, master suite... the options are endless.

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.



DESCRIPTION

Large family property with large outbuildings
Are you planning a family reunion, tourist attraction, sports facility, art gallery... or do you simply want a large, peaceful space?

One hour from Bordeaux and 75 minutes from the beaches, this beautiful property is truly in a world of its own.

A place with soul, which inspires, breathes life and offers complete freedom to imagine what comes next.

In a peaceful location on the edge of a forest, with a large plot of over 7,700m² featuring century-old trees, this property offers a wide range of possibilities.

The main house, a charming Landes-style property measuring approximately 145 m², welcomes you with a large outdoor terrace offering bucolic views. This is followed by a cosy living room with a stove and a kitchen to be fitted out, opening onto a large terrace.

On the ground floor, there is a large double bedroom which could be converted into a large master bedroom or two separate bedrooms. Upstairs, there are two further bedrooms and the possibility of converting an additional space to suit your needs: office, games room, master bedroom... the options are endless

The outbuildings offer exceptional potential!
A first outbuilding of 120m², currently used as a dance studio.
A second outbuilding of 160m² clad in wood, .
A third outbuilding of 60 m², with a lean-to, comprising a dining area and a kitchen.
Additional features: an electric gate, a well, a bread oven to be restored, a large wood shelter.

The property will require some additional work to...

LOCAL TAXES

Taxe habitation: EUR

NOTES