

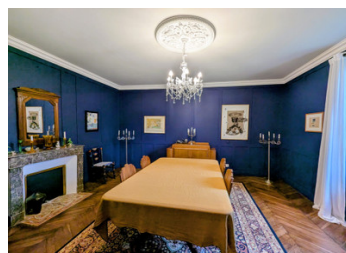
A spacious 4 bedroom characterful home in the serene rural setting of the Landes (40) to suit most lifestyles

EXCLUSIVE



## INFORMATION

Town:	Losse
Department:	Landes
Bed:	4
Bath:	3
Floor:	249 m2
Plot Size:	20746 m2



## IN BRIEF

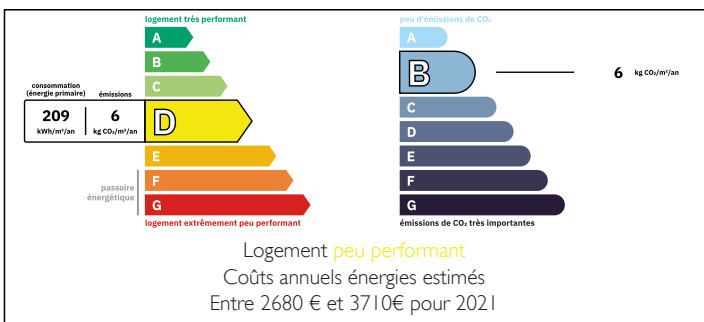
Set in the peaceful countryside of the Losse region, this substantial detached Gascon home offers space, style, and versatility in equal measure.

This beautifully presented property is ideal as a family home or countryside retreat. The interior has been tastefully decorated throughout, blending modern charm with the character of a traditional Gascon house. Ample storage and well-appointed ensembles ensure comfort and practicality across the home.

At the heart of the property is a stunning, individually crafted modern kitchen, designed for both everyday living and entertaining.

Outside, the extensive garden provides a peaceful retreat, complete with a pond, fruit trees, and a treehouse. There is also ample space for chickens or smallholding pursuits. The workshops and outbuildings offer excellent potential for hobbies.

## ENERGY - DPE



A selection of workshops and outbuildings offer

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

This exceptional house has been updated throughout with chic decor and attention to detail particularly with bespoke joinery and fittings. All windows are fully double glazed with wood burning stoves, electric heating and reversible air conditioning to compliment a C Rating Energy Performance Certification

### MAIN HOUSE:

Ground Floor -

Entrance (20m<sup>2</sup>) with double doors, tiled floor, reversible AC, staircase

Dining Room (26m<sup>2</sup>) Parquet Floor, wall panels, fireplace, reversible AC, window

Lounge (26.4m<sup>2</sup>) Open fireplace, parquet Floor, reversible AC, x2 windows

Sitting Room (15.6m<sup>2</sup>) Doorway to kitchen, tiled floor, window

Kitchen (21m<sup>2</sup>) Bespoke wooden handmade kitchen with large central island, wood burning stove and garden access

Utility Room (5.6m<sup>2</sup>) plumbing for washer and dryer and hot water tank

Corridor (1.6m<sup>2</sup>) tiled floor, electric radiator

WC (2.7m<sup>2</sup>) with sink

Bedroom (12m<sup>2</sup>) wood floor, side window

Wet Room (6m<sup>2</sup>) Italienne shower, double sink and vanity, towel heater

Bedroom (18.6m<sup>2</sup>) window

Dressing Room (4.2m<sup>2</sup>)

Wooden curved stairway leading to FIRST FLOOR:

Bedroom (26m<sup>2</sup>) wood floor, 2 windows with church view

Ensuite (9.5) sink, towel heater, WC, shower, window

Bedroom 2 (26m<sup>2</sup>) wood floor, window

Ensuite (9m<sup>2</sup>) WC, shower, twin sinks, towel heater, window

Ensuite (9m<sup>2</sup>) WC, shower, twin sinks on XL vanity stand, towel heater, window

LOFT : 40m<sup>2</sup> (into the eaves), plumbing for

## LOCAL TAXES

Taxe foncière: **318 EUR**

Taxe habitation: **EUR**

## NOTES