

Contemporary Villa with Panoramic Nature Views, 114 sqm + 46 sqm Terrace on 2,757 sqm Land



INFORMATION

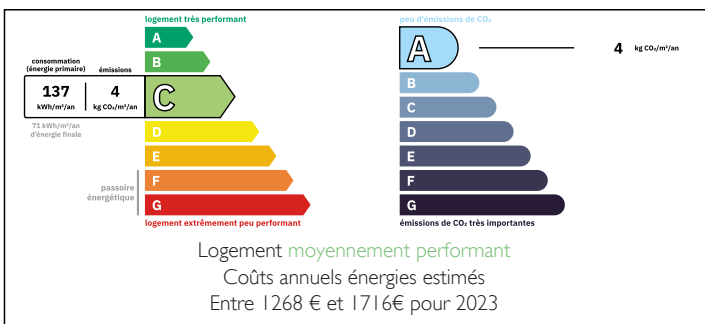
Town:	Hagetmau
Department:	Landes
Bed:	3
Bath:	1
Floor:	114 m ²
Plot Size:	2757 m ²

IN BRIEF

In a peaceful setting near Hagetmau, discover this beautiful, meticulously maintained contemporary villa, built in 2008, offering approximately 114 m² of living space. It features a spacious and bright 53 m² living area opening onto a large 46 m² terrace with panoramic views of the surrounding countryside. Enjoy three bedrooms with built-in storage, an office with fiber optic internet access, modern comforts (pellet stove, double glazing), and a secluded 2757 m² landscaped garden. A garage, garden shed, parking, and technical amenities complete this exceptional property. An ideal living environment combining tranquility with easy access to conveniences!

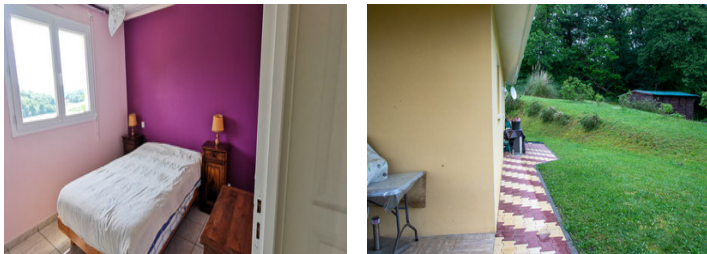


ENERGY - DPE



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

Be captivated by this charming contemporary villa, built in 2008, nestled in a verdant setting with complete privacy, just minutes from Hagetmau. Offering approximately 114 m² of living space, this house combines modern comfort, generous proportions, and an exceptional quality of life.

From the moment you enter, you'll discover a beautiful harmony of spaces with ample built-in storage (closets with hanging rails and shelves in the entrance hall, hallway, and each bedroom).

On the living side, the 53 m² living room, bathed in natural light, forms the heart of the home. It opens onto a superb 46 m² terrace, part of which is covered, ideal for enjoying al fresco dining year-round. The panoramic view of the surrounding countryside offers a true sense of serenity. A separate office equipped with fiber optic internet completes this space, perfect for teleworking or running a business from home.

On the bedroom side, you'll find three comfortable bedrooms, each with ample closet space. The modern bathroom features a double vanity, a bathtub, and a walk-in shower, with a separate toilet for added convenience.

For comfort and amenities, the house boasts high-quality technical features:

- Double glazing
- High-performance 11.1 kW pellet stove with heat distribution system
- Fiber optic internet connection
- Compliant septic system
- Electrical installation equipped with a surge protector
- Option to install an air-to-water heat pump with underfloor heating

Outside, the landscaped grounds of approximately 2,757 m² offer a true haven of peace. Completely

LOCAL TAXES

Taxe habitation: EUR

NOTES