

LABATUT - HABAS - Large house of 290 m + secondary cottage + outbuildings

EXCLUSIVE



INFORMATION

Town:	Labatut
Department:	Landes
Bed:	8
Bath:	3
Floor:	318 m2
Plot Size:	3000 m2

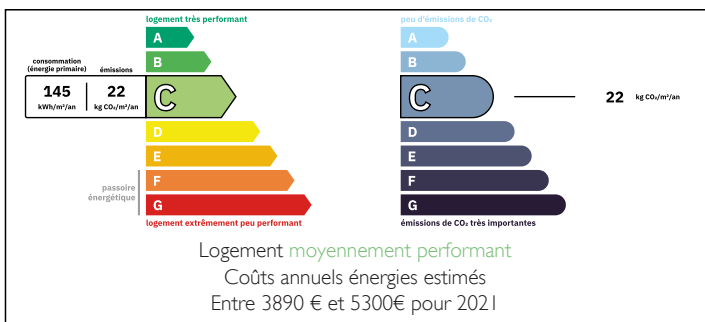
IN BRIEF

Situated at the junction of the villages of Labatut, Misson and Habas, on a plot of approximately 3,000 m² (currently being subdivided, but with the option to purchase a total of 2.34 ha), a spacious house offering approximately 290 m² of living space, plus a charming annexe of approximately 30 m² with a separate entrance.

A 170 m² loft with potential for conversion + an 80 m² garage or stables + a carport.

This house has just been fully brought up to standard at a cost of €140K (supported by tradesmen's invoices for electrical work, plumbing, joinery, insulation, plasterboard, gas heating, drainage, etc.). It is therefore in perfect condition in terms of both structural and finishing works, well insulated, and all that remains is for you to carry out the complete interior decoration (paintwork, kitchen and bathrooms) as well as...

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: 921 EUR

NOTES

DESCRIPTION

Fittings installed and work carried out:

Small house: floors under screed and loft insulated with glass wool; new electrical and plumbing systems (circuit board); aluminium doors and windows; electric heating; water heater and reversible air-conditioning unit; mechanical ventilation; individual sewage connection.

Metal access gate (new).

Other premises and outdoor areas:

Large main house: south-facing roof and hip sections completely refurbished, with a waterproof membrane; Velux window (accessible for roof access) on the north side, refurbished (glass tiles added); new downpipes and guttering.

Attic and house insulation (300 mm blown-in glass wool)

Full insulation of the workshop and tack room; same for the utility room.

Stable roof refurbished, new ridge.

Utility room/garage: new roof and timbers (waterproof membrane), mezzanine.

Truck garage adjoining the stable: new anti-condensation steel roofing, new guttering.

Indoor garage with recently laid concrete floor, new staircase leading to the loft.

New mains water pipework from the meter to the various points of use (small house, stable, outdoor areas, utility room, workshop, ground floor of the main house (shower room, WC), first floor (for future distribution).

New electrical circuits (replacement of electronic meter, three-phase supply) supplying the small house, stable and utility room, including metering and main distribution board; ground floor sectoral distribution board; first floor sectoral distribution board; utility room and workshop with entirely new distribution system (all electrical distribution boards are fitted with new residual current devices and sectoral circuit breakers).

A 12 kW wood-burning stove, with flue gas vented through a stainless steel flue pipe to the top of the roof of the...