

Near the sea beautiful set property 240 m2 with 9 rooms, outbuilding, swimming pool, horse stable, nice garden



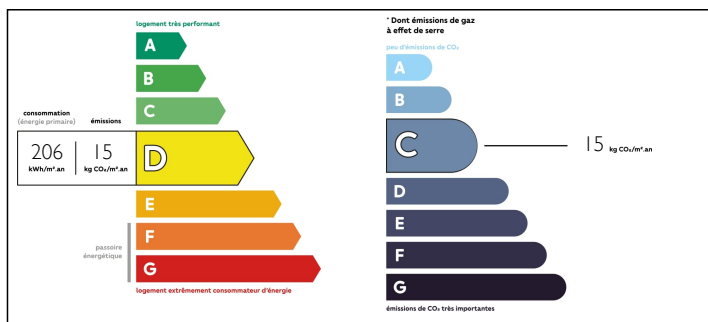
INFORMATION

Town:	Tarnos
Department:	Landes
Bed:	7
Bath:	3
Floor:	240 m2
Plot Size:	2591 m2

IN BRIEF

On a beautiful enclosed plot of 2591 sqm hidden from view, this lovely secure Landes property, approximately 240 sqm in size, offers a single-storey main residence with 6 rooms featuring spacious living areas, a large kitchen and pantry, a beautiful veranda fully open to the southwest terrace, a splendid garden, and an outbuilding with 3 bedrooms, 2 private entrances, 2 bathrooms, and toilets for guests or bed and breakfast rooms. Complete with all comforts, in perfect condition, with quality facilities including a beautiful swimming pool, pool house, horse stables, paddock, outdoor toilet, ample paved parking, and a double garage, just steps away from cycling paths and equestrian trails, it offers more than just a place of residence. It's a sanctuary to escape the stress of modern life and rejuvenate in contact with nature. Located 5 minutes from the beaches of South Landes, 20 minutes from the beaches of the Basque Coast and...

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

In south-west, Landes (40), Between Ondres et Tarnos, this beautiful Landes property, set invites you to a holiday, a happy family life, and tranquility, with the potential for a bed and breakfast activity. It can be characterized as follows:

Ideal location: At the gates of Bayonne/Basque Country, less than 2 km from the sea, amenities, highway access, cycling paths, equestrian trails, 40 minutes from Spain, 1 hour from the Pyrenees.

Functional single-storey main residence, offering comfort and pleasure, designed with a spacious layout and focus on the outdoors:

Ground floor area of 192 sqm, beautifully constructed in traditional style, requiring no renovation, it welcomes you with its covered entrance porch.

The approximately 50 sqm living room with fireplace/insert opens onto a magnificent veranda bathed in light, fully oriented towards the southwest terrace 156 sqm and garden, allowing natural light to flood the interior and create a warm and welcoming atmosphere for enjoyable gatherings with numerous guests. The spacious kitchen, accessible from the veranda and living room, offers a second dining area and has an adjacent pantry.

A dedicated office space with storage completes the living room.

The sleeping area is well separated from the living spaces. It consists of 3 bedrooms with storage, a large bathroom with shower, and a separate toilet. Also, a master bedroom with spacious fitted wardrobes, an adjoining laundry room, opening onto the terrace through beautiful French doors

Outbuilding of approximately 60 sqm on the ground floor, with adjoining...

LOCAL TAXES

Taxe foncière: 2005 EUR

NOTES