

Beautiful "Maison de Maître", thoughtfully restored whilst maintaining original features such as fireplaces, exposed beams and original tiles



INFORMATION

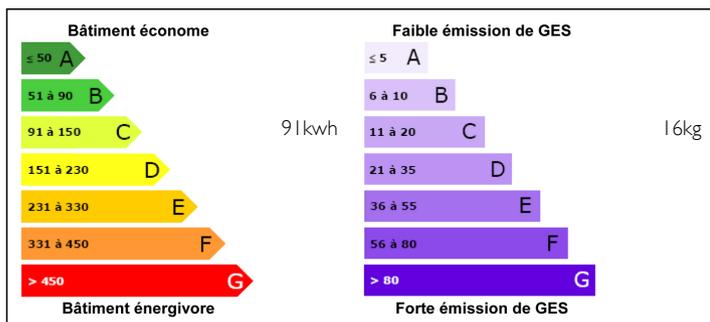
Town:	ST JUSTIN
Department:	Landes
Bed:	4
Bath:	2
Floor:	206 m2
Plot Size:	1305 m2

IN BRIEF

In the 12th-century bastide town of Saint Justin with shops, bars, restaurants and hotel you will find this original Basco -Landaise design- style house of 206m2 with its electric gated entrance and outbuildings and a beautiful garden. The house sits on 1.300m2 land.



ENERGY - DPE



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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

Ground floor:

Steps lead up to the double solid oak doors that opens into the entrance hall of 8m² with built-in cupboard under the beautiful solid oak staircase.

Double doors open into the first part of the sitting room with parquet, exposed beams, modern style open fireplace and view into the garden. The second part of the sitting room has original tiles and double doors that open onto the South facing terrace. The two sitting rooms together are 39.5m².

To the left is the dining room of 20m² with original open fireplace and a modern open kitchen plan of 12.6m². From this a small hallway with wash basin, pantry and WC with plumbing for washing machine. Straight on a door opens into the office of 11m² which also could make a spare bedroom. From the office there is a door opening onto the West terrace. From the dining room a second door leads back into the entrance hall.

First floor:

The beautiful solid oak stairs lead up to the light and airy U-form landing of 12.5m² with a door on the right that opens onto a terrace with view onto the garden.

From the landing there are four bedrooms:

The master bedroom (25.7m²) with open bathroom (bath, washbasin and WC), balcony and dressing (13.1m²);

Second bedroom (23.2m²) with washbasin and built-in cupboard;

Third bedroom of 15.3m² and the fourth of 10.m².

There is a separate bath room with bath, washbasin and WC.

LOCAL TAXES

Taxe foncière: **750 EUR**

NOTES