

Beautiful renovated village property with 226m2 habitable and a small garden



## INFORMATION

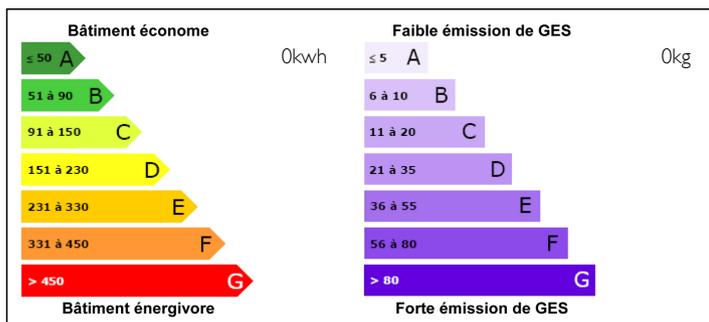
Town:	LABASTIDE D
Department:	ARMAGNAC Landes
Bed:	6
Bath:	4
Floor:	226 m2
Plot Size:	145 m2



## IN BRIEF

We find this beautiful house in a classified 12th. century village in South West of France, on the borders of Landes-Gers in the Bas-Armagnac region

## 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

This three level light and airy ancient village house (226m<sup>2</sup>) was beautifully renovated and consists of:

On the ground floor the entrance door opens into a large living area with exposed beams and "colombages", an American style kitchen, sitting area with open fire place and dining area with a door that opens onto the small garden, a bedroom, shower room with WC, storage room and staircase.

On the first floor we find a large landing that serves three bedrooms with en suite shower room and WC.

The second floor has a large open attic (needs to be finished) and two small bedrooms.

Outside there is an enclosed garden of 30m<sup>2</sup> with shrubs and trees.

This property would make a perfect "chambres d'hôtes", permanent residence or lock and leave holiday home.

The village also contains its own "boulangerie + epicerie" pharmacy, doctor's surgery, post office, and creperie cafe, with additional summer restaurants and bars. There is a local village primary school. There are supermarkets in the neighbouring villages, the nearest being about 4km away.

The village is located about 1.5 hour's drive from the south west coast beaches of Hendaye and Biarritz and the Pyrenees.

Transports:

The nearest rail head to connect to TGV lines is about 30km away at Mont de Marsan the Departmental Capital.

Bordeaux airport is about 1h5 distance to the north and Toulouse airport 2h. distance to the east.

## NOTES