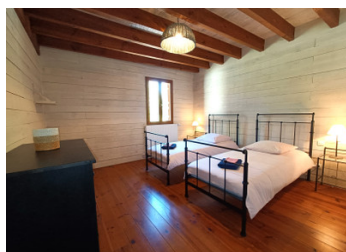


In the heart of the Landes de Gascogne Regional Nature Park. magnificent property with huge gîte and Landaise



## INFORMATION

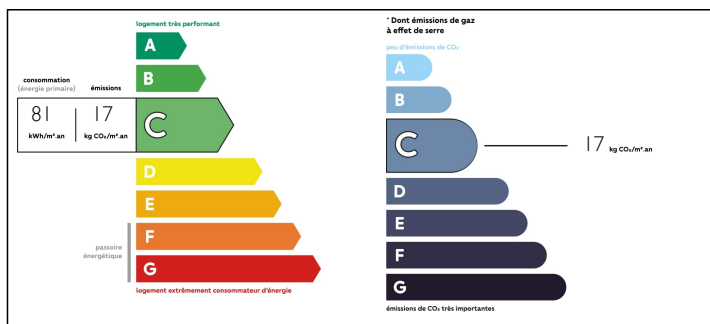
Town:	Luxey
Department:	Landes
Bed:	11
Bath:	8
Floor:	600 m2
Plot Size:	24600 m2



## IN BRIEF

Magnificent property comprising a large two-storey gîte of 450m<sup>2</sup> overlooking the river, a 150m<sup>2</sup> Landaise cottage and a 70m<sup>2</sup> barn in need of renovation. In its large 2 hectare cocoon of greenery, sheltered from any neighbours but close to amenities, you'll find a magnificent property comprising a large 450m<sup>2</sup> two-storey gîte overlooking the river, a 150m<sup>2</sup> Landaise coquette and a 70m<sup>2</sup> barn in need of renovation. All tastefully renovated, all you have to do is come and enjoy. Don't delay in visiting this little corner of nature during the summer months.

## 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

Set in a large 2 hectare cocoon of greenery, this magnificent property comprises a large 450m<sup>2</sup> two-storey gîte overlooking the river, a 150m<sup>2</sup> Landaise cottage and a 70m<sup>2</sup> barn in need of renovation.

Everything has been tastefully designed and renovated, and all that's left is to get settled in.

The gîte currently in use could be a source of immediate income. And in the case of a large family, ideal for entertaining everyone with 8 comfortable suites all with en-suite shower rooms.

The pretty Landaise, with its open-plan layout and large south-facing terrace overlooking the estate, offers both an uninterrupted view and a view of the countryside.

A 70m<sup>2</sup> barn can be used for storage or renovated to provide additional accommodation.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES