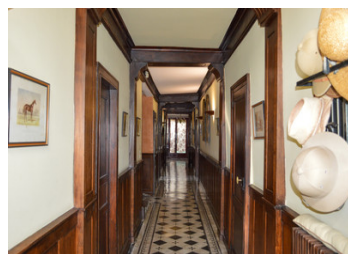


LOVELY MAISON DE MAÎTRE + POOL + GARDEN OF 2000M2 + IDEAL B&B + NEAR THE CHEMIN-DE-ST-JACQUES



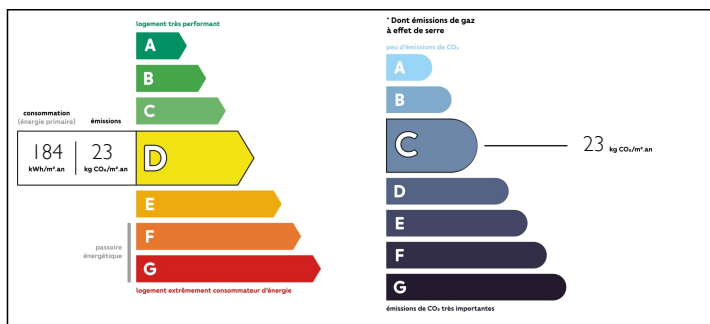
INFORMATION

Town:	Aire-sur-l'Adour
Department:	Landes
Bed:	7
Bath:	7
Floor:	473 m2
Plot Size:	2300 m2

IN BRIEF

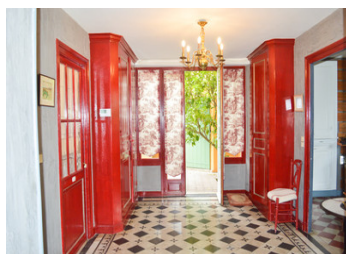
Discover the charm of this seven-bedroom house hidden in the calm of Aire-sur-l'Adour. It is ideal for families, as well as for creating bed & breakfast business. The greenery surrounding the house gives the feeling of privacy and isolation, yet it is very close to the village with many commodities.

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

Entering through the main door, you will find yourself in the typical architecture of the 1930s, with a long corridor passing through the entire property. On the left-hand side, there is one of the two nice living room areas that are looking out to the garden side with a spacious swimming pool. On the right side you will be welcomed by the cosy kitchen and dining room with a fireplace connecting with office room behind the stairs. Five bedrooms on the first floor, each with its own bathroom, make it an ideal place for a big family or a holiday home in the Landes. Continuing up the historic winding stairs, on the second floor there are two additional spacious bedrooms with a separate bathroom and a shower room. You will be amazed by the picturesque views of the nearby village with its stone architecture.

Ground floor:

- Living room
- TV room with a book corner
- Large office space
- Dining room with a fireplace
- Kitchen with a separate pantry room
- Laundry room
- WC
- Storage/ atelier

First floor:

- Bedroom 1 with a shower room
- Bedroom 2 with a shower room
- Bedroom 3 with a shower room
- Bedroom 4 with a bathroom and terrace overlooking the garden
- Bedroom 5 with a shower room

Second floor:

- Parental bedroom
- Guest bedroom
- ...

NOTES