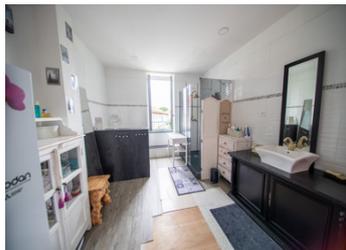
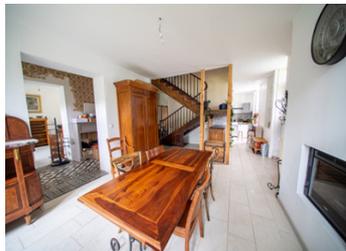


Maison de Maître, 5 bedrooms, outbuilding, garage, workshop.



INFORMATION

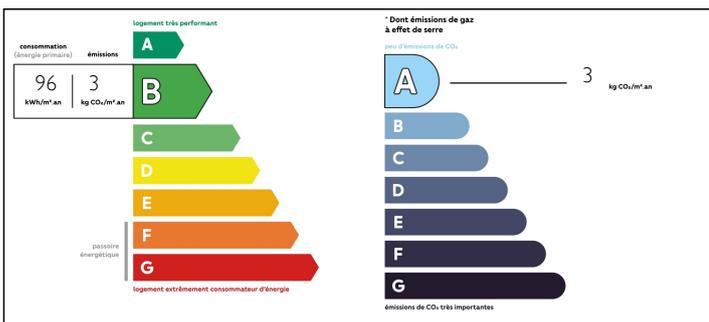
Town:	Gouts
Department:	Landes
Bed:	5
Bath:	2
Floor:	187 m2
Plot Size:	2314 m2



IN BRIEF

Maison de Maître (1879) of 187m² on a plot of 2314m² with outbuilding of around 200m² on one floor. Convertible attic.

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 a village between Mugron and Tartas, this charming 187m² mansion to finish decorating on one floor with convertible attic is located on partly fenced land with a huge outbuilding of around 200m² with 5 rooms including currently a laundry room and a workshop equipped with three-phase (380V), then an open garage with pit for mechanics. The house is composed as follows: entrance on the garden side, facilitating the unloading of groceries giving into the dining room with its pellet stove, on the right the kitchen. A staircase to the 1st floor. A large hallway typical of these 19th century houses, one of the entrances to which has been added a shower room and WC. A bedroom and the living room complete this ground floor.

Upstairs 4 bedrooms, one of which is currently in office, to finish decorating as well as the long hallway with small balcony, 1 bathroom with walk-in shower, WC, 1 staircase to the top floor which can be fully converted.

The central heating by three-phase heat pump (380V) air / water, the insert pellet stove, double glazing, as well as the insulation of the walls and floor of the attic gives this property a very good energy ratio (B)

The fiber equipping this village you will have to ask the connection to your Internet supplier.

The outbuilding of approximately 200m² with a floor covering the total surface remains to be fitted out. It has 5 rooms with wooden doors, 2 of which have a staircase...

LOCAL TAXES

Taxe habitation: 577 EUR

NOTES