

**RARE !** Maison de Maître Gîtes and reception room, 7 bedrooms. Swimming pool. Outbuilding. Bamboo garden.

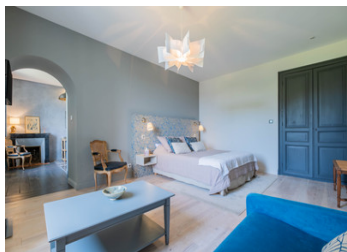


## INFORMATION

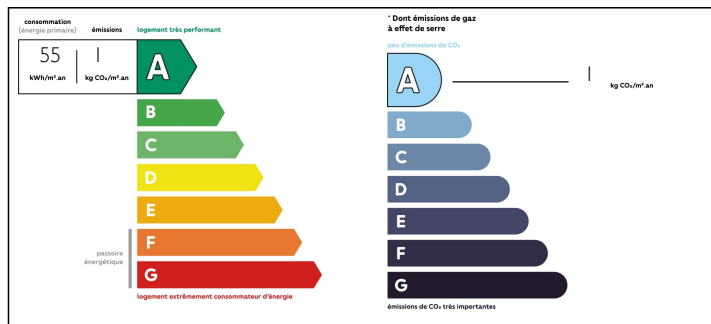
Town:	Mont-de-Marsan
Department:	Landes
Bed:	7
Bath:	6
Floor:	420 m2
Plot Size:	7366 m2

## IN BRIEF

Rare property completely renovated with taste and style, with strong potential for guest rooms. Reception room (320m<sup>2</sup>) fully equipped for weddings and/or professional seminars. Heated swimming pool. In an idyllic setting.

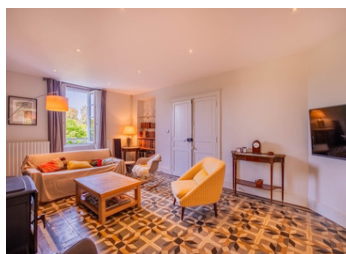


## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 3402 EUR**

## NOTES

## DESCRIPTION

Rare residence in an idyllic setting, completely renovated with taste and style, strong potential for guest rooms. Reception room (320m<sup>2</sup>) fully equipped for events and/or professional seminars, provided for people with reduced mobility\*. Heated swimming pool in an exotic location, Bamboo garden, outbuilding.

In this village near Mont de Marsan, come through this automatic gate controlled by telephone and enter this fantastic park of around sixty palm trees and a hundred species of bamboo as well as many remarkable trees. This park is soundproofed and lit. In order to park, you will pass in front of the huge reception room (320m<sup>2</sup>) ERP standard, fully equipped with sound system, lighting by zone and accessible to people with reduced mobility\*, air-conditioned; then to the outbuilding / two-storey barn (180m<sup>2</sup>) planned for future development. (Water, electricity, sanitation).

As for the house, built in 1791, completely renovated in 2015-2016, it has all the advantages of a mansion, long crossing corridors separating the living rooms, thick walls and insulation with the addition of heat pumps. (PAC\*\*) a low-energy house.

It is composed as follows on the ground floor: an equipped kitchen open to the dining room with fireplace and staircase, access to the shaded terrace, a living room, an office with cupboards, a laundry room, a storeroom. On the other side of the corridor, a dining room with storage with mirror windows and fireplace, a living room with fireplace, a bedroom with cupboards, separate WC, shower.

On the 1st floor: two large bedrooms...