

Architect designed 5 bed house with pool and grounds of 12,285m2 outskirts of Aire sur L'Adour



## INFORMATION

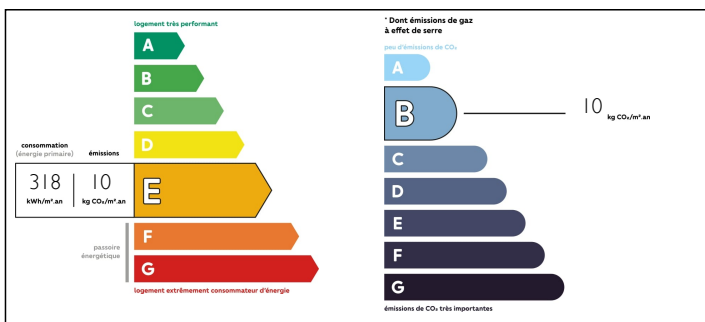
Town:	Aire-sur-l'Adour
Department:	Landes
Bed:	5
Bath:	2
Floor:	190 m2
Plot Size:	12285 m2

## IN BRIEF

Beautifully presented, architect designed detached house with in ground pool situated on the outskirts of Aire sur L'Adour. A large town in the Landes department (40) with all amenities including access to the Peage (Bordeaux, Pau, Spain) Mont de Marsan the capital city of the Landes is 20 minutes away with the Atlantic Coast (kms) Spain (kms) International airports of Toulouse and Bordeaux (kms). A short cycle ride from the house takes you to a bakery and Bio shop, the local lake is a 20 minute walk; ideal for dog walking and picnics. For wine lovers the wine regions of Saint Mont and Madiran are 30 minutes away in the Gers department and Tursan in the Landes. This really is a must see property in a great location.



## ENERGY - DPE



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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: 2021 EUR

## NOTES

## DESCRIPTION

The tasteful decor and clean lines; including parquet and marble flooring, feature beams, curved ceilings, arched windows and neutral colours enhance the overall appeal of this well appointed, luminous house

It is briefly comprised of:

### GROUND FLOOR

The house can be accessed from several of the pretty double arched top patio doors. This house really does lend itself to indoor/outdoor living and benefits from great flow.

The side door opens to the entrance hallway with marble floors. Double french doors open to the spacious living room (51m<sup>2</sup>) with wood burning insert,

The newly fitted kitchen (26m<sup>2</sup>) and dining area looks out onto pool area and has a built in electric oven, gas hob, sink, extractor

There is a room (11m<sup>2</sup>) that is currently used as an office, steps down to a useful utility room (5.5m<sup>2</sup>) with plumbing for washing machine, hot water tank and door to the garden.

A corridor to the right of the entrance hall with additional storage room (2.6m<sup>2</sup>), bathroom (7m<sup>2</sup>) with bath, walk in shower, WC, sink/vanity, towel heater and bedroom (9.5m<sup>2</sup>)

### FIRST FLOOR

A quality marble and wooden staircase take you to the first floor landing which offers four bedrooms (21m<sup>2</sup>, 21m<sup>2</sup>, 12m<sup>2</sup>, 11.5m<sup>2</sup>), one shower room (8m<sup>2</sup>) and separate WC (1.7m<sup>2</sup>). The parquet flooring flows from the landing into all bedrooms, full height fitted storage cupboards can be found on the landing and in each bedroom. The shower room has a large walk-in shower, large sink with vanity, towel heater, window. The separate WC has...