

In a peaceful haven, 10 min from Villeneuve de Marsan, a stunning 450m<sup>2</sup> house with 8 bedrooms on 5 ha of land



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Villeneuve-de-Marsan |
| Department: | Landes               |
| Bed:        | 8                    |
| Bath:       | 4                    |
| Floor:      | 450 m <sup>2</sup>   |
| Plot Size:  | 53577 m <sup>2</sup> |

## IN BRIEF

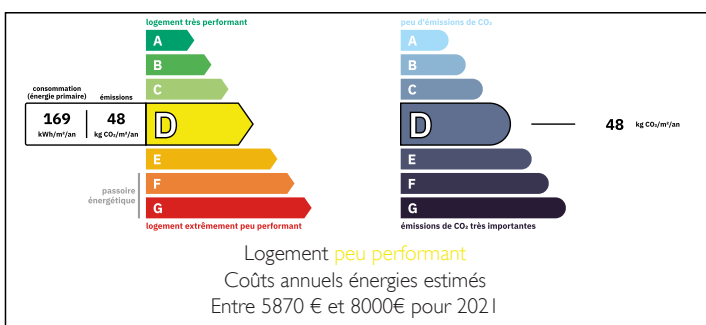
Discover this magnificent 450m<sup>2</sup> property nestled in the heart of a 5-hectare estate, offering an exceptional living environment. The house, spread over two levels, boasts 8 bedrooms, ideal for a large family or for hosting guests in complete tranquility.

The 3 living rooms, including 2 with dining areas and a kitchen, create welcoming and convivial living spaces. A kitchen and an office provide a peaceful and functional work environment. The house also includes 2 bathrooms, 2 shower rooms, and 3 separate toilets for added comfort and convenience. A laundry room and a boiler room complete the indoor facilities, ensuring efficient management of household tasks.

Outside, you'll enjoy a superb 15m x 6m saltwater pool and its technical room. The barn on the property offers numerous possibilities for use.



## 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: 2559 EUR**

**Taxe habitation: 2531 EUR**

## NOTES

## DESCRIPTION

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Outside, you'll enjoy a superb 15m x 6m saltwater pool and its technical room. The barn (90m<sup>2</sup>) on the property offers numerous possibilities for use.

The 5-hectare estate guarantees total privacy and provides an exceptional natural setting.

Living Area: 450m<sup>2</sup> (on two levels)

Land: 5 hectares

Pool: Saltwater 15m x 6m with technical room

House Layout:

Bedrooms: 8 bedrooms

Living Rooms: 3 living rooms including 2 dining areas

Kitchens: 2 kitchens

Office: 1 office

Bathrooms: 2 bathrooms + 2 shower rooms

Toilets: 3 separate toilets

Laundry Room: 1 laundry room

Boiler Room: 1 boiler room

Barn: 1 barn"

The property is located 30 minutes from Mont de Marsan, 1h30 from Bordeaux and 1h15 from the ocean.