

## Charming 18th-century estate in Seignosse – Character property near ocean & potential activities, hospitality



## INFORMATION

Town:	Seignosse
Department:	Landes
Bed:	5
Bath:	3
Floor:	200 m <sup>2</sup>
Plot Size:	3016 m <sup>2</sup>

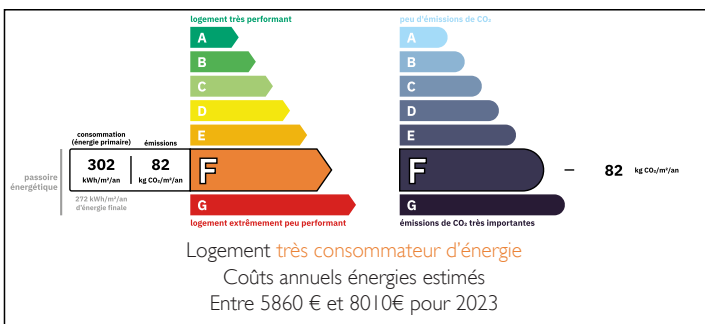
## IN BRIEF

In the heart of the village, in a preserved and tranquil setting just minutes from the renowned beaches of Seignosse and Hossegor, this rare 18th-century estate blends heritage charm with exceptional development potential.

Nestled within a beautifully landscaped 3,016 m<sup>2</sup> park, the property offers nearly 200 m<sup>2</sup> of living space across three restored buildings: a main residence of remarkable character featuring an 81 m<sup>2</sup> living area with cathedral ceiling and exposed beams, extended by a 30 m<sup>2</sup> dining kitchen; a converted barn offering guest or hospitality space; and a fully equipped pool house with summer kitchen and bathroom.

Old materials, a warm ambiance, an elegant 5x10 m pool, carport, workshop, multiple parking areas and convertible attic space with separate access complete this unique ensemble.

## 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.



## DESCRIPTION

Ideally located in the heart of Seignosse village, just minutes from the Atlantic beaches and local amenities, this rare and characterful property will captivate those seeking a distinctive, warm and authentic home—perfect for a private residence or professional hospitality project.

A former 18th-century farmhouse, emblematic of the Landes heritage, the estate sits on a beautifully landscaped park of over 3,016 m<sup>2</sup>, adorned with a rich variety of mature plantings, including remarkable century-old cork oaks.

The property comprises three restored historic buildings, renovated with care to preserve original architectural elements and the soul of the place:

- The main house (approx. 130 m<sup>2</sup>), a traditional timber-clad Landes cottage, offers spectacular volumes with an 81 m<sup>2</sup> living area featuring exposed beams, a central period column and his elegant stone hearth, flowing into a generous 30 m<sup>2</sup> dining kitchen and an adjoining utility room.
- A second independent dwelling of approx. 40 m<sup>2</sup>, a converted barn, ideal for hosting family, friends, or seasonal rentals.
- A third outbuilding of 25 m<sup>2</sup> serving as a pool house, complete with a summer kitchen and shower room.

The garden is a true haven of peace, with shaded areas for relaxation, an elegant secure 10 x 5 m swimming pool, a carport and parking for several vehicles.

The timeless charm of the buildings is enhanced by significant development potential, notably the convertible attic space in the main house with its own independent access. Several sleeping areas are already distributed across the estate, allowing for flexible configurations tailored to...

## NOTES