LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38428NJD40

Price: 348 000 EUR

agency fees to be paid by the seller

Grand 19th-Century Maison de Maître with Walled Garden - Rare to Market.

EXCLUSIVE















INFORMATION

Town:	Gabarret
Department:	Landes
Bed:	4
Bath:	2
Floor:	280 m2
Plot Size:	475 m2

IN BRIEF

Located in the heart of Gabarret—a vibrant town in the historic Armagnac region of Gascony—this elegant 19th-century Maison de Maître offers a rare opportunity to acquire an unspoiled period home of exceptional scale and character.

Built circa 1850 and held in the same family for over a century, the house retains its original features, high ceilings, and classical proportions. At its heart is an impressive stone staircase—a true centrepiece of timeless elegance.

Whether envisioned as a grand private residence, boutique hospitality venture, or multi-generational home, the property offers 280m² of internal living space, a private walled garden, a detached guest house, and significant development potential—all just steps from cafés, shops, and the weekly market.

ENERGY - DPE

DPE not required.

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.

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NOTES

DESCRIPTION

Main House: Period Elegance & Generous Proportions:
Entering through finely carved wooden double doors, the grand reception hall makes an immediate impact with its sweeping stone staircase, ornate iron balustrade, and soaring ceilings.

Three Formal Reception Rooms:

Salon 1 (27m²)
Salon 2 (21m²)
Salon 3 (30m²)

Each room retains original fireplaces, cornicing, wood panelling, and large windows that flood the interiors with natural light.

Traditional Kitchen (to renovate): With double doors leading directly to the rear garden.

Laundry Room & Two WCs (to renovate): With access to the garden, garage, and cellar via a rear corridor.

Garage: With access from both the street and the garden.

Note: While cold water is connected, there is currently no operational hot water system, and the WCs require renovation and plumbing.

Mid-Level: Former Staff Quarters:

Accessed via both the main and original service staircase, this intermediate level includes:

Two Bedrooms (approx. 11m² each)
Bathroom (4m²)

Ideal for conversion into guest suites, home offices, or creative studios.

First Floor: Four Bedrooms + Living Space