

Large property in a peaceful location – Characterful Landes-style house with huge outbuildings



INFORMATION

Town:	Bazas
Department:	Gironde
Bed:	4
Bath:	1
Floor:	144 m2
Plot Size:	7700 m2

IN BRIEF

A PARADISE IN THE LANDES REGION, A LAND OF INSPIRATION AND SERENITY

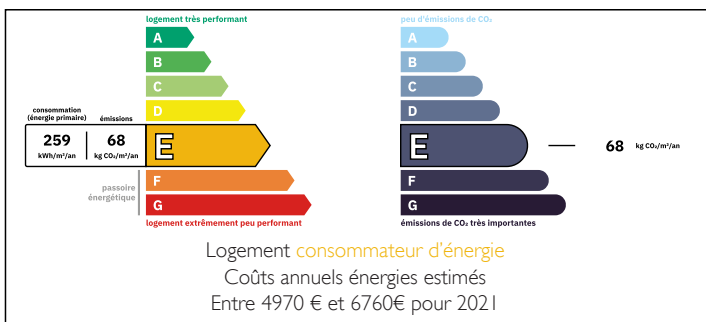
A haven of nature, calm, and positive energy, where anything is possible.

What if you found your own peaceful retreat, a place where nature, space, and creativity converge to offer a rare quality of life? This exceptional property, nestled on the edge of the forest, is a bubble of well-being, a space where you can breathe, create, and live in harmony with your surroundings.

An Authentic Landes House, the Vibrant Heart of the Estate

At the center of this preserved estate, a 145 m² Landes house and its expansive outbuildings welcome you with their warm charm and authentic

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.



DESCRIPTION

Exceptional property with an authentic soul – Large 7700 m² plot bordering the forest

1 hour from Bordeaux and 1 hour 15 minutes from the beaches – Future high-speed rail station nearby
A haven of serenity to shape according to your dreams

Are you looking for an inspiring, spacious, and historic location to realize a tourism, sports, or artistic project... or simply to live in harmony with nature?

This Landes family property, nestled peacefully on the edge of the forest, is a rare gem where every detail exudes authenticity.

The main house: charm and conviviality
145 m² of living space, blending Landes tradition with modern amenities.

Warm entrance with a large front terrace offering a bucolic view of the wooded grounds.

Cozy living room with a wood-burning stove, ideal for convivial evenings.

Kitchen to be fitted, opening onto a large rear terrace, perfect for al fresco dining.

Sleeping arrangements:

1 large double bedroom on the ground floor (convertible into a master suite or 2 separate bedrooms).

2 bedrooms upstairs + additional space to personalize (office, playroom, suite, etc.).

Outbuildings with exceptional potential
Imagine the possibilities offered by three outbuildings already connected to utilities (water/electricity):

120 m²: former dance studio, a bright and versatile space (workshop, art studio, gym, etc.).

NOTES