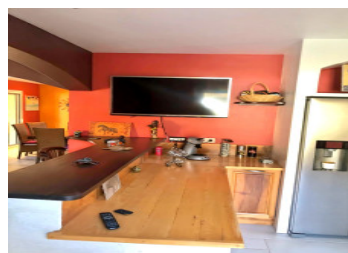


Beautiful Provençal-style house on a large plot of land bordering a forest, halfway between amenities and a lake



EXCLUSIVE



## INFORMATION

Town:	Hourtin
Department:	Gironde
Bed:	3
Bath:	2
Floor:	183 m <sup>2</sup>
Plot Size:	3000 m <sup>2</sup>

## IN BRIEF

Large Provençal-style house located in a quiet cul-de-sac, halfway between amenities (shops and services) and the lake. The property offers over 200 sq m of living space on a fenced and landscaped garden of approximately 3,000 sq m. Its layout allows for the possibility of subdivision if desired.

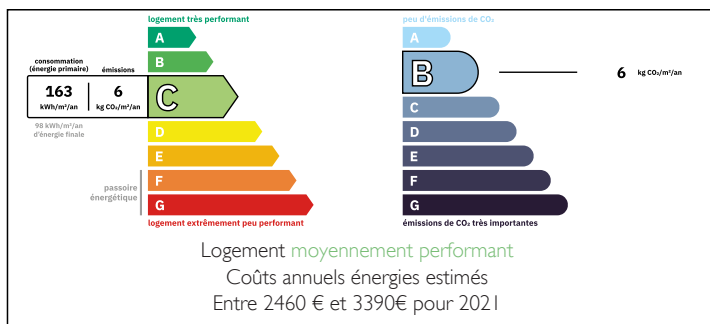
Ground floor: 1 living/dining room, 2 sitting rooms, 1 open-plan kitchen, 1 bedroom, 1 dressing room, 1 bathroom, 2 WCs, 1 office, 1 veranda, 1 patio. A wood-burning stove and a closed fireplace enhance this living space.

First floor: 2 bedrooms, shower room with WC, converted attic.

Exterior: Carport, swimming pool, terraces, covered patio, sauna.

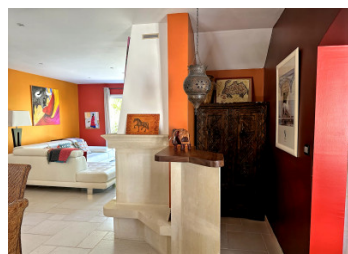
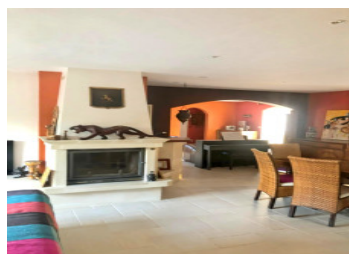
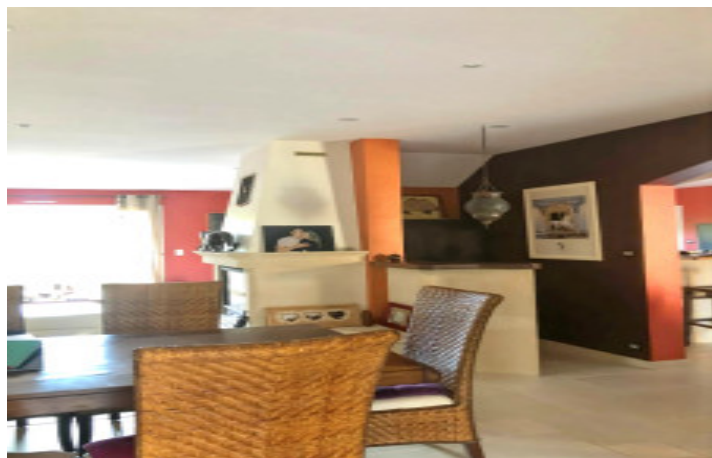
Outbuildings: 2 garages (approximately 165 sq m in

## 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

FOR SALE - PROVENCAL HOUSE WITH STRONG TOURISM POTENTIAL - HOURTIN - MEDOC -

A rare opportunity for investors or visionary owners:

Located in a quiet cul-de-sac, this large house of over 200 m<sup>2</sup> is ideal for a fulfilling family life or for creating tourist accommodations (gîtes, bed and breakfast, seasonal rentals).

Close to the lake and the ocean, it benefits from a prime location to attract guests seeking nature, relaxation, and authenticity.

The cycle path is accessible from the back of the garden.

The enclosed, wooded garden offers the possibility of creating various private spaces (gardens, terraces). The swimming pool and sauna make it a perfect place for the well-being of guests and/or family.

Ground floor:

- 2 living rooms: common areas or private lounges for guests.

- 1 open-plan kitchen, ideal for a breakfast area or a shared kitchen.

- 1 bedroom with a dressing room and bathroom, already functional for initial guest accommodation.

- 1 office for administrative use or as a reception area.

- Veranda/patio: a relaxing or dining area for guests.

- Wood-burning stove and closed fireplace for a cozy atmosphere during winter evenings.

Upstairs:

## LOCAL TAXES

Taxe foncière: **3039 EUR**

## NOTES