LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43998NF33 Price: 798 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (760 000 EUR without fees)

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

EXCLUSIVE







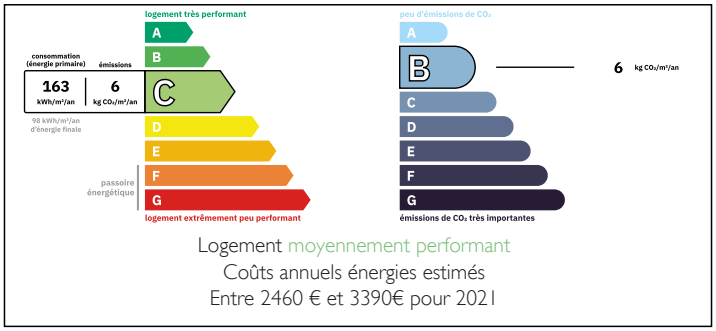








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2460 € et 3390€ pour 2021

INFORMATION

Town:	Hourtin
Department:	Gironde
Bed:	3
Bath:	2
Floor:	183 m2
Plot Size:	3000 m2

IN BRIEF

LARGE PROVENÇAL-STYLE FAMILY HOME – HOURTIN

Situated in a quiet cul-de-sac midway between local shops, services, and the lake discover this spacious home (over 200 m²) set in a magnificent, enclosed, and wooded garden of approximately 3,000 m². Its layout also offers the potential for subdivision, depending on your plans.

Ground floor: living/dining room, two additional sitting areas, open-plan kitchen, bedroom with walk-in wardrobe, bathroom, two toilets, study, conservatory, and patio. A wood-burning stove and an enclosed fireplace provide comfort and a welcoming atmosphere.

Upstairs: two bedrooms, shower room with toilet, and converted attic space.

Outdoor features include a swimming pool, several terraces, a covered patio area, a sauna, and a carport.

The property also boasts two large garages (totaling

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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LOCAL TAXES

Taxe foncière:	**3039 EUR**

NOTES

DESCRIPTION

FOR SALE – BEAUTIFUL FAMILY HOME WITH POOL AND LARGE GARDEN – HOURTIN – MÉDOC

An exceptional setting between the lake, the ocean, and nature

Discover this spacious home (over 200 m²) in Hourtin, in the heart of the Médoc region, situated in a quiet residential cul-de-sac. It is the ideal property for a family seeking space, comfort, and tranquility, while offering plenty of potential for customization to suit your future plans.

Located close to both Hourtin Lake and the ocean, the house enjoys a delightful setting that combines nature, outdoor activities, and a relaxed lifestyle.

A home designed for family living.

From the moment you enter, the spacious layout allows everyone to enjoy their own privacy while also sharing wonderful family moments together.

Ground floor:

Two warm and spacious living areas, perfect for creating distinct zones for relaxation or socializing.
A welcoming open-plan kitchen, ideal for family meals.
A bedroom with a walk-in closet and bathroom, offering comfortable single-level living.
A study—ideal for remote work—or an additional bedroom, depending on your needs.
A conservatory/patio area that serves as a true extension of the home, perfect for dining and relaxing.
A wood-burning stove and an enclosed fireplace to ensure a cozy atmosphere in every season.

Upstairs:

Two additional bedrooms.