LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44598SW40 Price: 349 800 EUR

agency fees included: 6 % TTC to be paid by the buyer (330 000 EUR without fees)

Large country house with separate gite (old hunting lodge) and studio



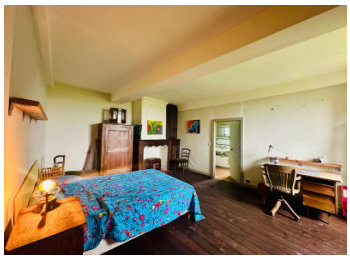












INFORMATION

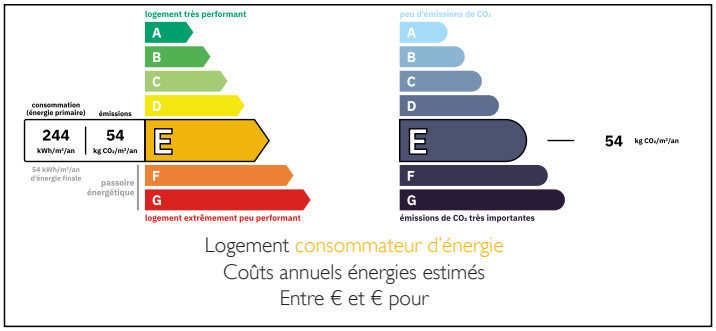
Town:	Coudures
Department:	Landes
Bed:	10
Bath:	6
Floor:	420 m2
Plot Size:	22000 m2

IN BRIEF

Charming Estate with Separate Gîte, Studio & Generous Living Spaces

Exceptional property offering versatility, space, and charm—perfect as a family home, holiday retreat, or income-generating investment. Near to the lake, the land boasts some woodland, a dew pond and orchard. Small neighbouring field suitable for keeping horses.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre € et € pour

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:	**2521 EUR**

NOTES

DESCRIPTION

Main House

The main residence boasts expansive and well-proportioned interiors. A bright and elegant 37.5m² living room creates a welcoming heart of the home, complemented by a 20m² dining room and a spacious 25m² kitchen with an additional 21m² storage/pantry area—ideal for entertaining or family living.

A dedicated 30m² bureau provides the perfect work-from-home environment. Practical features include a laundry room (11m²), multiple hallways, and ample storage throughout.

Sleeping accommodation is generous, including:

- A 23m² bedroom with 14.5m² ensuite
- A 27m² master bedroom with 7.5m² ensuite
- A 10m² additional bedroom

Upstairs, you'll find further flexible space with:

- A loft area (~23m²)
- An additional bedroom (8.5m²)
- A bathroom (4.3m²)

Separate Gîte

Ideal for guests or rental income, the separate gîte offers complete independence and comfort, featuring:

- A 24m² lounge and 9m² kitchen
- Two bedrooms (14m² and 18m²)
- Two bathrooms plus a shower room
- A spacious 31.5m² dormitory upstairs
- 35m² storage area, offering further potential

Separate Studio

A self-contained studio adds even more flexibility, including:

- 25m² living space
- 4.5m² bathroom

Key Highlights

- Multiple independent living spaces (main house, gîte, studio)
- Ideal for multi-generational living or hospitality