LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45468BRU40 Price: 349 000 EUR

agency fees to be paid by the seller

**Charming Landes-style house with character, former hunting lodge, on 6.2 hectares of forest with swimming pool**







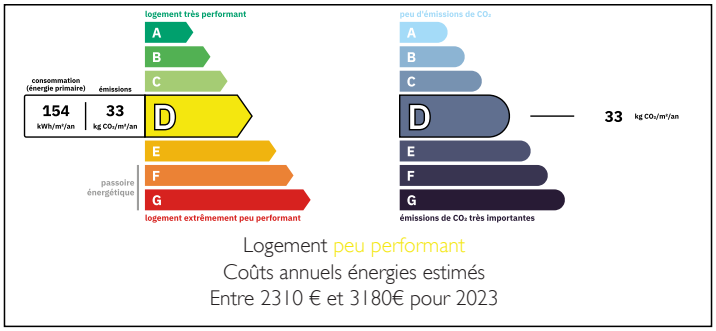








## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 2310 € et 3180€ pour 2023

## INFORMATION

| | |
|---|---|
| Town: | Luglon |
| Department: | Landes |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 172 m2 |
| Plot Size: | 62763 m2 |

## IN BRIEF

Nestled in the heart of the Landes forest, this charming traditional Landes-style home of approximately 172 m² (1,851 sq ft) sits on a fully fenced 62,763 m² (15.5-acre) private estate. Offering complete privacy, peace, and no overlooking neighbors, it is an ideal retreat for nature lovers seeking tranquility and space.

The property features a living room with an open fireplace, a separate lounge, a fully equipped kitchen with pantry and wine cellar, an office, and a ground-floor bedroom with shower room. Upstairs are three additional bedrooms and a family bathroom. Outside, enjoy a 10 x 5 m swimming pool, pool house, and numerous outbuildings including a workshop, garage, hangar, woodshed, dovecote, chicken coop, and a unique building currently used as a museum. Conveniently located near Mont-de-Marsan, Lake Arjuzanx, Bordeaux Airport, and major transport routes to Spain.

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:** | **749 EUR** |

## NOTES

## DESCRIPTION

Set within over 6.2 hectares (15.5 acres) of fully fenced private woodland, this authentic Landes property offers a rare opportunity to enjoy complete peace and privacy in one of the most beautiful natural settings in southwest France.

Located in the charming village of Luglon, in the heart of the Landes de Gascogne Regional Natural Park, this character-filled home combines traditional charm, generous living space, and exceptional outdoor amenities.

The house offers approximately 172 m² (1,851 sq ft) of living space arranged over two levels.

On the ground floor, you will find a welcoming living room with an open fireplace, a separate lounge, a fully equipped kitchen with adjoining pantry and wine cellar, an office ideal for remote working, a bedroom with private shower room, a separate WC, and circulation areas providing comfortable single-level living.

The first floor features a landing leading to three spacious bedrooms and a family bathroom with WC.

Outside, the property truly comes into its own.

A beautiful 10 x 5 metre chlorine swimming pool and pool house provide the perfect setting for relaxing and entertaining family and friends during the warm summer months.

The estate also benefits from an impressive range of outbuildings, including:

A building currently used as a museum
Workshop
Woodshed
Garage
Large storage hangar
Traditional dovecote