LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45863COL40 Price: 319 000 EUR

agency fees to be paid by the seller

LABATUT - HABAS - Large house of 290 m + secondary cottage + outbuildings

EXCLUSIVE















INFORMATION

Town:	Labatut
Department:	Landes
Bed:	8
Bath:	3
Floor:	318 m2
Plot Size:	3000 m2

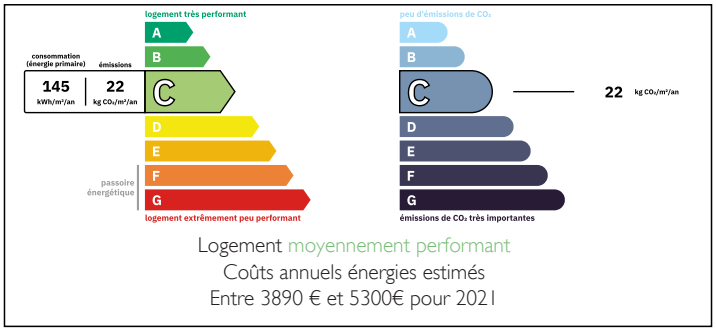
IN BRIEF

Situated at the crossroads of Labatut, Misson and Habas, this extensive property comprises a main house with approximately 290 m² of living space, a separate cottage of around 30 m², and numerous outbuildings, set on approximately 3,000 m² of land.

Work totalling nearly €140,000 has already been carried out on essential areas: roofing, insulation, electricity, plumbing, heating, joinery and drainage. The main task now is to fit out and decorate the interiors to suit your tastes.

With its 170 m² convertible loft, garages, stables and second home, the property offers significant potential for a large family, a guest accommodation business or an equestrian venture.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3890 € et 5300€ pour 2021

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: **921 EUR**

NOTES

DESCRIPTION

This large property stands out above all for its spaciousness and the variety of its buildings. The main house offers approximately 290 m² of living space and is complemented by a separate cottage of around 30 m², ideal for hosting family and friends or for considering a rental business.

The property is currently offered with approximately 3,000 m² of land, with the plot currently being subdivided. The possibility of acquiring up to 2.34 hectares in total may also be considered.

The main house also benefits from an attic of approximately 170 m² with potential for conversion. The outbuildings include, in particular, a garage or stable area of approximately 80 m², a workshop, a utility room, an additional garage and a carport.

Much of the technical renovation work has already been completed.

An investment of approximately €140,000 has been made to bring the property up to standard and renovate the main technical systems, with invoices from tradespeople available.

Work carried out includes:

- major renovation of the roofs and roof structures;
- insulation of the loft, workshop, tack room and utility room;
- electrical systems largely re-wired with new distribution boards;
- new water circuits;
- double-glazed PVC windows and insulated doors;
- a 32 kW Weismann gas condensing boiler;
- central heating with cast-iron radiators and thermostats;
- a 12 kW wood-burning stove;
- the septic tank and underground pipework have been completely replaced;
- refurbishment and fitting out of the utility room and workshop.