LEGGETT
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Ref: A47695BRU40 Price: 340 000 EUR

agency fees to be paid by the seller

A CHARACTER HOME THAT HAS STOOD THE TEST OF TIME

EXCLUSIVE

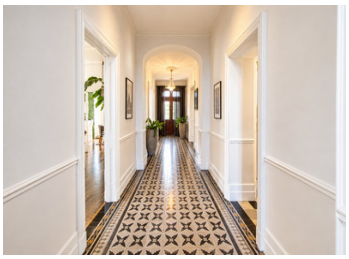






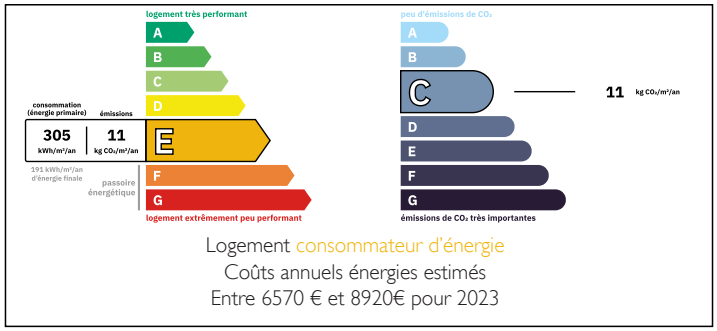








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 6570 € et 8920€ pour 2023

INFORMATION

Town:	Le Vignau
Department:	Landes
Bed:	5
Bath:	1
Floor:	260 m2
Plot Size:	11215 m2

IN BRIEF

For lovers of period architecture, authentic character and homes with a story to tell, this beautiful early 20th-century manor house, dating from around 1906, offers a rare and genuinely timeless atmosphere.

The property has retained many of the features that give these elegant country residences their charm: generous proportions, high ceilings, large windows providing an abundance of natural light, beautifully maintained wooden floors, wide corridors and a superb oak staircase leading to the upper floors.

Another particularly attractive feature is that almost all the living rooms, as well as the bedrooms, have their own fireplace, adding warmth, atmosphere and character throughout the house.

The property is also believed to have been lived in by General Edouard Labarbe, adding an interesting

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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: **1339 EUR**

NOTES

DESCRIPTION

RENOVATED WHILE RETAINING ITS SOUL

Since 2022, the house has benefited from a number of improvements and renovation works, including redecoration, insulation, secondary glazing, landscaping and the redistribution of several rooms.

The kitchen was relocated to create a more practical and brighter living space. The former kitchen has been transformed into an office, providing a separate and useful workspace.

There are two convenient entrances to the property: one through the first sitting room, with access to the office, and another through the original main entrance, leading into the long hallway which naturally distributes the ground floor.

This level includes two sitting rooms, a dining room, the newly fitted kitchen, a WC and a utility room with direct access to the garden.

The generous proportions and natural flow of the house make it particularly well suited to comfortable family living, while retaining all the charm and atmosphere of a traditional period residence.

UPSTAIRS: FAMILY ACCOMMODATION AND FURTHER POTENTIAL

The beautiful oak staircase leads to the first floor, where the bedrooms and newly created shower room are located.

The house currently offers five bedrooms . One of the bedrooms also benefits from its own dressing room, providing an additional level of comfort and storage.

The shower room has been thoughtfully fitted with a walk-in shower, twin washbasins and WC.

Above, a large attic space retains beautiful original