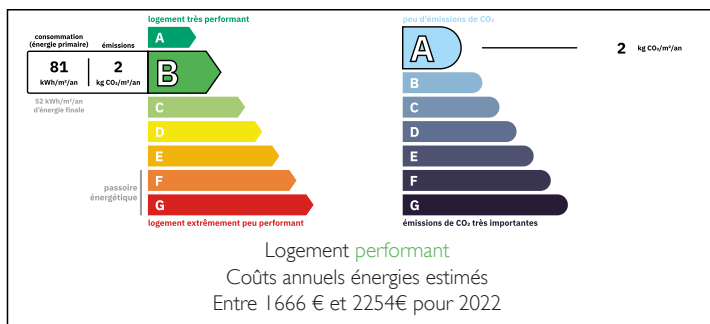


A 19th-century property full of character – elegance, nature and the art of living

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Peyrehorade
Department:	Landes
Bed:	6
Bath:	4
Floor:	313 m2
Plot Size:	11324 m2

IN BRIEF

Set in the heart of unspoilt countryside, this remarkable 19th-century farmhouse offers 331 m² of living space on over one hectare of enclosed, landscaped grounds. Completely renovated between 2018 and 2022 to the highest standards, it elegantly combines old-world charm with contemporary comfort.

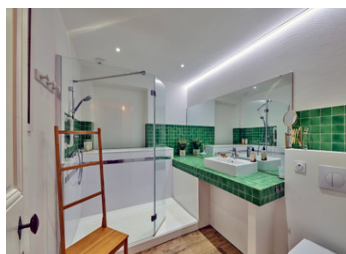
The property comprises 6 bedrooms, 4 bathrooms, a spacious living area opening onto a large covered terrace, and a spacious, fully fitted kitchen. Enjoying excellent exposure, it features a large swimming pool, a garage, a workshop and an equestrian area with stables and a riding arena.

With no overlooking properties and no neighbours nearby, it offers a rare and unspoilt living environment. Excellent energy efficiency rating (DPE B), heat pump and wood-burning stove.

Close to Dax and Peyrehorade, 45 minutes from the beaches of the Landes and less than 50 minutes from Biarritz Airport.

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.



DESCRIPTION

A PROPERTY FULL OF CHARACTER IN AN EXCEPTIONAL SETTING !

Far from any disturbances and sheltered from prying eyes, this remarkable 19th-century farmhouse offers a rare quality of life, in the heart of an unspoilt setting.

Completely renovated between 2018 and 2022, the property elegantly combines the authenticity of a historic home with the demands of modern comfort. With 331 m² of living space, it sits on over one hectare of fully enclosed and landscaped grounds. With no neighbours within 200 metres, it offers an exceptional sense of space, tranquillity and privacy.

The renovation was carried out whilst respecting the building's architectural identity. The stone walls, exposed original beams and interior half-timbering have been preserved and harmoniously combined with high-quality contemporary fittings.

The generous proportions, the natural light and the views out onto the garden create an atmosphere that is at once warm, refined and timeless.

The house features six bedrooms and four bathrooms, as well as a spacious reception room opening directly onto a large covered terrace, which serves as a genuine additional living space in fine weather.

The fitted kitchen, which is particularly spacious, is another central feature of the house, suited equally to everyday living and entertaining guests.

Heating is provided by a heat pump and a wood-burning stove. The quality of the renovation and insulation means the property has a B-rated Energy Performance Certificate (EPC), a particularly impressive achievement for a house of this era.

The fully enclosed and landscaped grounds provide a beautiful setting for the house.

A large...

LOCAL TAXES

Taxe foncière: 1838 EUR

NOTES