LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48482BRU40 Price: 395 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (372 642 EUR without fees)

Charming 7-Bedroom Country Property with Saltwater Pool, Over 4 Hectares and Guest Accommodation Potential















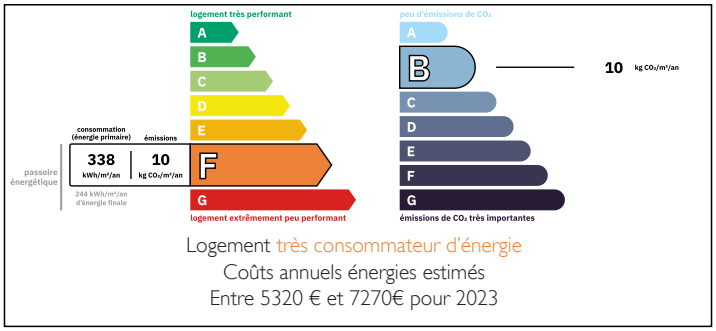
INFORMATION

Town:	Coudures
Department:	Landes
Bed:	7
Bath:	2
Floor:	287 m2
Plot Size:	40144 m2

IN BRIEF

Set in the peaceful countryside near Hagetmau, this spacious 287 m² family home enjoys over 4 hectares of land, complete privacy and beautiful Pyrenees views on clear days. Offering 9 rooms, including 7 bedrooms and 2 bathrooms/shower rooms, the property features a generous dining room and a welcoming lounge, each with its own wood-burning stove. Outside, enjoy a saltwater swimming pool with a new pool liner scheduled for the spring, woodland and extensive natural surroundings. An outbuilding awaiting completion offers exciting possibilities, including a kitchen for a potential table d'hôtes business. Additional woodland plots may also be available. Ideal as a large family residence, holiday retreat or hospitality venture, this versatile property offers an exceptional opportunity to embrace the relaxed lifestyle of south-west France.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 5320 € et 7270€ pour 2023

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:	**2390 EUR**

NOTES

DESCRIPTION

A wonderful opportunity to enjoy country living in south-west France

Nestled in the peaceful countryside of Coudures, close to the charming town of Hagetmau in the Landes department, this substantial 287 m² country property offers an attractive combination of space, privacy, natural surroundings and exciting possibilities for the future.

Set within 40,144 m² of land — just over four hectares, or approximately 9.9 acres — the property is ideally suited to those seeking a spacious family residence, a holiday home for extended family gatherings or an opportunity to establish a hospitality business in the heart of south-west France.

With seven bedrooms, generous reception rooms, a saltwater swimming pool, woodland and an outbuilding offering further development potential, this is a property that can adapt to a wide variety of lifestyles and ambitions.

On clear days, views towards the magnificent Pyrenees provide a beautiful backdrop to this tranquil rural setting.

Seven bedrooms and generous accommodation for family and guests

The house offers approximately 287 m² of living space, arranged across nine rooms, including seven bedrooms and two bathrooms or shower rooms.

This generous accommodation makes the property particularly appealing to large families or those who enjoy welcoming friends and relatives.

Whether used as a permanent residence or a holiday retreat, the seven bedrooms provide considerable flexibility, allowing different generations to enjoy their own space while sharing the welcoming communal areas.