LEGGETT
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Ref: A48571JAD40 Price: 240 000 EUR

agency fees to be paid by the seller

Beautifully Renovated Landes-style Barn with 3 Bedrooms, Private Garden and Terraces in Pontenx-les-Forges

EXCLUSIVE



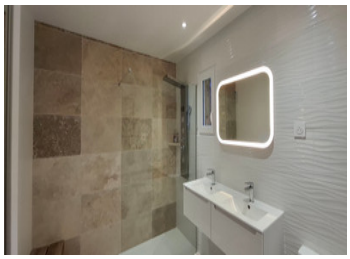












INFORMATION

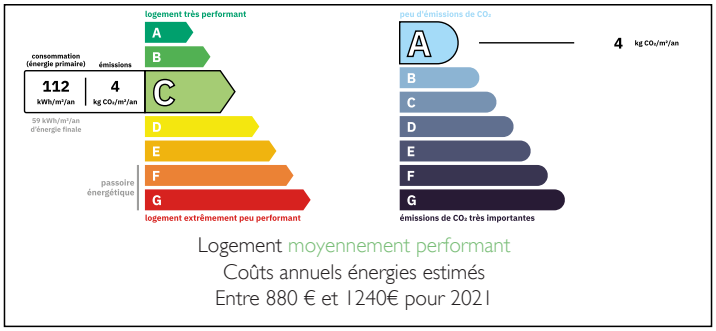
Town:	Pontenx-les-Forges
Department:	Landes
Bed:	3
Bath:	1
Floor:	84 m2
Plot Size:	88 m2

IN BRIEF

Beautifully renovated in 2024, this charming former Landes barn in Pontenx-les-Forges combines traditional character with contemporary comfort. Offering approximately 84m² of living space, the property features three bedrooms and a bright 40m² open-plan living, dining and kitchen area. Finished to a high standard, it benefits from a new roof, new electrics and plumbing, double glazing, modern insulation and an energy-efficient reversible air sourced heat pump providing heating and summer air conditioning.

Outside, enjoy an 18m² west-facing terrace, a covered east-facing dining area, a private 70m² garden overlooking pine forest and private parking. Peacefully positioned yet within walking distance of village amenities, the property is ideally located for exploring the Landes' beautiful lakes, pine forests and Atlantic beaches.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 880 € et 1240€ 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:	**592 EUR**

NOTES

DESCRIPTION

Nestled in the charming village of Pontenx-les-Forges, just a couple of minutes' walk from the village amenities, this beautifully renovated former Landes barn offers a wonderful blend of traditional regional character and contemporary living.

Renovated throughout in 2024, including a brand-new roof, the property has been thoughtfully transformed into a stylish, light-filled three-bedroom home, offering approximately 84m² of habitable living space. Finished to a high standard, the interior is bright, airy and modern, providing comfortable accommodation ready to enjoy from day one.

The ground floor centres around an impressive 40m² open-plan living, dining and kitchen area. This welcoming space provides an ideal setting for everyday living, entertaining family and friends, or simply relaxing after a day exploring the surrounding countryside. The modern kitchen complements the contemporary interior, while the generous proportions create a lovely sense of space and light.

Upstairs, the property offers three well-proportioned bedrooms, measuring approximately 14m², 11m² and 10m² respectively. The principal bedroom benefits from built-in wardrobes, while a modern 9m² shower room and landing complete the first-floor accommodation.

Externally, the property retains the distinctive charm of a traditional Grange Landaise, with an attractive combination of stonework and local pine cladding. Set back from the main road in a peaceful and private position, the house enjoys a west-facing aspect to the front, together with its own private parking space.

Outdoor living is particularly appealing here, with two separate areas to enjoy throughout the day. To the front, an 18m² private decked terrace provides a lovely spot...