



## LANDES - Mansion of 1861 completely renovated



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 643,451.76

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Mont-de-Marsan
Irányítószám:	40000
Feladta:	2024. 07. 04.

### Leírás:

Ref 68503DD: Located in a dynamic village near Mont de Marsan (20 minutes), this EXCEPTIONAL 19th century property was completely renovated by an architect in 2019, invites you to a unique discovery. It rests majestically on a plot of 4,500 m<sup>2</sup>. This property and located 1 hour from the Landes beaches and 1:30 from Bordeaux.

Ideal INVESTOR, rent offices on the ground floor for liberal profession with independent access and private parking. Rental of the Gite.

This house extends over 3 levels. The ground floor hosts an entrance hall, a boiler room/ pantry, a toilet with hand basin, 2 bedrooms, including a master bedroom with its adjoining bathroom, a bathroom, a spacious room, as well as an office part of about 75m<sup>2</sup>, with independent access from the parking side.

On the first floor, you will discover a cottage to finish and living rooms, including a beautiful kitchen equipped with a piano cooking 7 fires and 4 ovens, a dining area opening onto a covered terrace with a staircase leading to the garden, a large living/ dining room with a cathedral ceiling and a wood stove, and a bedroom with its adjoining bathroom.

The top floor offers two towers housing two bedrooms under magnificent cathedral roofs.

Outside, the plot is flat with fruit trees and a water well. A valid building permit authorizes the construction of a garage-workshop of 100m<sup>2</sup>.



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The meticulous renovation has preserved the authentic charm while offering exceptional modern comfort. The roof redone, the aluminum windows with double glazing equipped with opening detectors, the original floor, the pellet boiler, the exposed beams, cast iron radiators and porcelain electrical installations have been carefully thought out to create a property that combines the charm of yesteryear with contemporary comfort.

If you are passionate about this alliance, this property will seduce you. Do not hesitate to contact me at for the complete file, photos and video. Possibility of negotiation within reason. Agent commercial indépendant Swixim sur votre secteur : Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 4050€ ~ 5540€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : - Dominique DELSAUT - Agent commercial - EI - RSAC / Pau

The property is south facing. It has

#### Rooms:

- \* 4 Bedrooms
- \* 1 Living-room
- \* 1 Kitchen
- \* 1 Bathroom
- \* 2 Studies
- \* 1 Corridor
- \* 1 Shower room
- \* 2 Entrance
- \* 1 Lavatory
- \* 1 Dining room
- \* 1 Maintenance room
- \* 1 Shower room / Lavatory
- \* 1 Meeting room
- \* 25 m2 Terrace
- \* 4113 m2 Land

#### Services:

- \* Double glazing
- \* Internet
- \* Well
- \* Spring
- \* Swimming pool

#### Nearby:

- \* TGV station

Állapot:

Reformed



## Gyakori

Hálósobák:	4
Fürdőszobák:	3
Kész négyzetméter:	390 nm
Telekméret:	4113 nm

## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	215
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## Building details

Parking:	Yes
Outdoor Amenities:	Pool

## Lease terms

Date Available:

## További információ

Weboldal URL:	<a href="http://www.arkadia.com/PFYR-T187596/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PFYR-T187596/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1460-68503dd
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