

## Spacious Landaise house

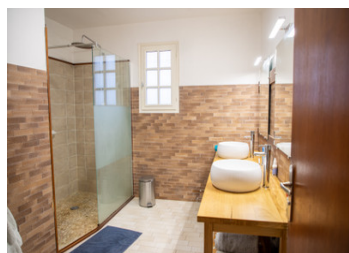


## INFORMATION

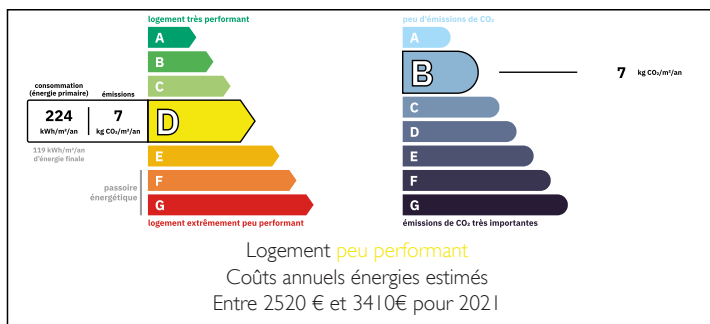
Town:	Saint-Sever
Department:	Landes
Bed:	5
Bath:	2
Floor:	220 m2
Plot Size:	10551 m2

## IN BRIEF

Close to SAINT-SEVER: town of art and history of Cap de Gascogne, this Landes house with large living spaces of approximately 220m<sup>2</sup>, 5 bedrooms, 1 basement and large garage on a plot of over 1 ha. Compliant septic tank



## ENERGY - DPE



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

In the heart of a wooded and flowery park, in the calm of a small Gascony village in the south of the Adour, and more precisely in the heart of Haute-Chalosse, this spacious Landes house will accommodate: families, children, friends or even tourists because it has a large living space (dining room / living room / rest area) open on a mezzanine, overlooking its large open and equipped kitchen. Also its 5 bedrooms, 3 of which are upstairs with terrace / balcony, as well as a huge basement with garden access, currently equipped with wood shelters, laundry room and additional bedroom or why not a music studio. The garage has a workshop as well as 2 other rooms that can be converted. The 10,551 m<sup>2</sup> fenced park has part of the forest behind your land. A location is also planned to install a swimming pool without vis-à-vis.

Equipped with double glazing and well insulated the heating is done by the large fireplace / insert which heats the whole house: electric radiators are present in addition if necessary. Compliant septic tank  
Close to Saint-Sever with all amenities

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière:** 1509 EUR

**Taxe habitation:** EUR

## NOTES