

Stunning Manor House with pool and B&B potential, near the chemin de St Jacques de Compostelle



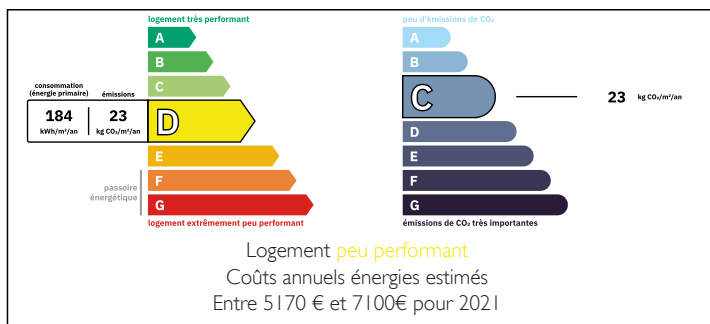
## INFORMATION

Town:	Aire-sur-l'Adour
Department:	Landes
Bed:	7
Bath:	7
Floor:	473 m2
Plot Size:	2300 m2

## IN BRIEF

Discover the charm of this seven-bedroom house hidden in the calm of Aire-sur-l'Adour. It is ideal for families, as well as for creating bed & breakfast business. The greenery surrounding the house gives the feeling of privacy and isolation, yet it is very close to the village with many commodities.

## ENERGY - DPE



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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

Entering through the main door, you will find yourself in the typical architecture of the 1930s, with a long corridor passing through the entire property. On the left-hand side, there is one of the two nice living room areas that are looking out to the garden side with a spacious swimming pool. On the right side you will be welcomed by the cosy kitchen and dining room with a fireplace connecting with office room behind the stairs. Five bedrooms on the first floor, each with its own bathroom, make it an ideal place for a big family or a holiday home in the Landes. Continuing up the historic winding stairs, on the second floor there are two additional spacious bedrooms with a separate bathroom and a shower room. You will be amazed by the picturesque views of the nearby village with its stone architecture.

## LOCAL TAXES

Taxe habitation: EUR

Ground floor:

- Living room
- TV room with a book corner
- Large office space
- Dining room with a fireplace
- Kitchen with a separate pantry room
- Laundry room
- WC
- Storage/ atelier

First floor:

- Bedroom 1 with a shower room
- Bedroom 2 with a shower room
- Bedroom 3 with a shower room
- Bedroom 4 with a bathroom and terrace overlooking the garden
- Bedroom 5 with a shower room

Second floor:

- Parental bedroom
- Guest bedroom
- ...

## NOTES