

## Spacious family home with pool, 5 bedrooms, peaceful setting near Labastide-d'Armagnac



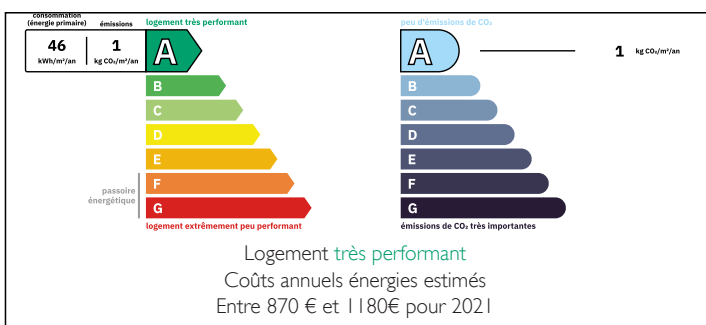
## INFORMATION

Town:	Labastide-d'Armagnac
Department:	Landes
Bed:	5
Bath:	2
Floor:	210 m <sup>2</sup>
Plot Size:	3867 m <sup>2</sup>

## IN BRIEF

Just minutes from the picturesque village of Labastide-d'Armagnac, this spacious 210 m<sup>2</sup> family home offers a peaceful and private environment on a fully fenced, wooded plot of nearly 3900 m<sup>2</sup>. Built in 2001 with quality materials and recently updated (heat pump, double glazing), it features 5 bedrooms, a study, 3 terraces, a secure pool, and well-maintained outdoor spaces including a carport and garden shed. With excellent energy performance (DPE A), it provides comfort, space and flexibility. Ideal for a large family or a seasonal rental project, this home is move-in ready and located in a beautifully natural setting.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Located in a quiet and leafy environment just a few minutes from Labastide-d'Armagnac, one of the most charming and lively villages in the Landes region, this rare property combines spacious living, modern comforts, and natural surroundings.

Built in 2001 on a fully fenced plot of approximately 3900 m<sup>2</sup>, the house was constructed with high-quality materials and has since been upgraded for energy efficiency. It features a recent air-to-water heat pump, full double glazing, and excellent insulation, resulting in a top-tier energy rating (DPE A).

Access to the property is via two gates, one of which is electric with remote control. A rose-lined driveway leads you to a large covered terrace beneath an elegant mezzanine balcony.

### GROUND FLOOR:

- Bright, spacious living and dining room with direct access to two south-facing terraces,
- Fully equipped independent kitchen,
- One ground-floor bedroom,
- Bathroom with bathtub,
- Separate WC,
- Former garage converted into a utility room, boiler room, and technical room for the pool, with ample storage,
- An additional space ready to be converted into an independent studio (possible separate access).

### UPSTAIRS:

Accessed via stairs from the kitchen:

- A large office (ideal for remote working),
- Four bedrooms, one of which opens onto a large covered balcony overlooking the pool and forest,
- A shower room with WC and built-in storage,
- A further room to be fitted out (studio, games room, second office, etc.).

### OUTDOOR FEATURES:

- Secure above-ground pool with rigid cover and motion alarm,
- Three terraces offering various sunny or shaded spaces throughout the day,
- Landscaped garden with flower beds and a water feature,