

**EXCEPTIONAL!! Large Maison de Maître with 2 gîtes & a studio, with heated swimming pool, jacuzzi and garage.**



## INFORMATION

Town:	Losse
Department:	Landes
Bed:	9
Bath:	9
Floor:	765 m2
Plot Size:	24703 m2



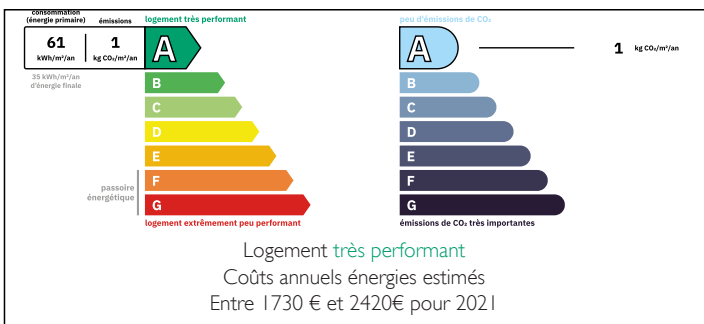
## IN BRIEF

Charm and Prestige: Renovated property with Maison de Maître, Gîtes, garage, heated swimming pool and Jacuzzi. Exceptional amenities!

Discover a real estate treasure, nestled in the heart of a sumptuous plot of 24,703 m<sup>2</sup>. This unique property, having benefited from 3 years of meticulous work, offers a perfect combination of period charm and modern equipment. With 3 buildings and 3 levels in the main house, this grandiose residence invites you to live an extraordinary residential experience.

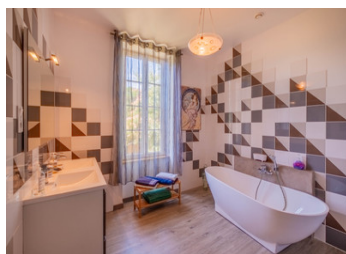
This unique property offers endless potential for a lavish residence or real estate investment project. Don't miss this rare opportunity to own an exceptional residence in a peaceful and enchanting setting.

## 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.



## DESCRIPTION

Outstanding Features:

- Maison de Maître (1869) of approximately 600 m2 on 3 levels with 5 bedrooms: An elegant and spacious residence, steeped in the history and refinement of a bygone era.

On the ground floor, this long corridor / hall crossing, typical of mansions serves the living room with insert, the dining room with its fireplace and built-in storage, a master suite with possible disabled access, the fitted kitchen and its Polyflam fireplace, a scullery / laundry room, a toilet with hand basin central vacuum on the 3 levels. Access to the huge terrace / summer kitchen equipped with a plancha, sink and fryer.

On the 1st floor Access by a superb stone staircase with changing colours thanks to the luminosity of a stained-glass window with floral motifs placed under the skylight. Its colours are reflected along the Marmorino walls, floated and smoothed in the old-fashioned way. You will arrive at the rest floor where there is a complete master suite: bedroom, bathroom-wc, office, dressing room and 2 huge bedrooms with bathroom-wc.

The 2nd floor is the relaxation area. It also has a bedroom with shower room, toilet and two vertical washbasins facing each other. A billiard room and TV corner. A reading area, a workshop for your favorite passions as well as two storage rooms. Two thermodynamic hot water tanks. The lower windows on this floor have a child protection lock/key.

- Old 17th century half-timbered farmhouse of approximately 350 m2 divided into three parts: 2 Gîtes...

## LOCAL TAXES

Taxe foncière: 2200 EUR

Taxe habitation: EUR

## NOTES