

UNDER OFFER Architect designed 5 bed house with pool and grounds of 12,285m2 outskirts of Aire sur L'Adour



INFORMATION

Town:	Aire-sur-l'Adour
Department:	Landes
Bed:	5
Bath:	2
Floor:	190 m2
Plot Size:	12285 m2

IN BRIEF

Discover this beautifully presented, architect-designed detached home, ideally located on the outskirts of Aire-sur-l'Adour, a vibrant town in the Landes department (40) of southwestern France. Set in 12,285m² of landscaped grounds, the property features a private in-ground swimming pool, spacious living areas, and modern comforts — perfect for a family home or holiday retreat.

Property Highlights:

5 generous bedrooms, architect-designed for light and space

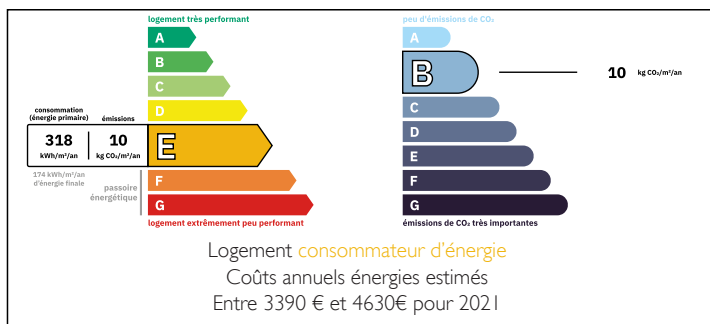
Landscaped garden with in-ground swimming pool

Expansive plot of over 12,000m² offering privacy and outdoor potential

Just minutes from town amenities

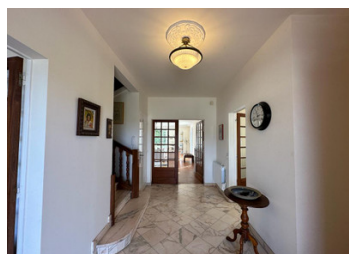


ENERGY - DPE



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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

Lifestyle & Leisure:

Easy cycle ride to the local bakery and organic (Bio) shop

20-minute walk to a scenic local lake, ideal for dog walking, swimming, and picnics

Surrounded by the renowned wine regions of Saint Mont and Madiran (Gers), and Tursan (Landes) — a dream location for wine lovers

This unique home offers the best of both worlds — out of town living with easy access to major towns, transport links, and regional attractions. Whether you're relocating, retiring, or investing in a second home in southwest France, this property is a must-see.

The tasteful decor and clean lines; including parquet and marble flooring, feature beams, curved ceilings, arched windows and neutral colours enhance the overall appeal of this well appointed, luminous house

It is briefly comprised of:

GROUND FLOOR

The house can be accessed from several of the pretty double arched top patio doors. This house really does lend itself to indoor/outdoor living and benefits from great flow.

The side door opens to the entrance hallway with marble floors. Double french doors open to the spacious living room (51m²) with wood burning insert,

The newly fitted kitchen (26m²) and dining area looks out onto pool area and has a built in electric oven, gas hob, sink, extractor

There is a room (11m²) that is currently used as an office, steps down to a useful utility room (5.5m²) with plumbing for washing machine, hot water tank and door to the garden.

A corridor to the right of the entrance hall with additional storage room...

LOCAL TAXES

Taxe foncière: 2021 EUR

Taxe habitation: EUR

NOTES