

Élégance & Raffinement - Character property with Maison de Maître, guest house, swimming pool, near Bassin

EXCLUSIVE



INFORMATION

| | |
|-------------|---------|
| Town: | Hostens |
| Department: | Gironde |
| Bed: | 6 |
| Bath: | 4 |
| Floor: | 290 m2 |
| Plot Size: | 3700 m2 |

IN BRIEF

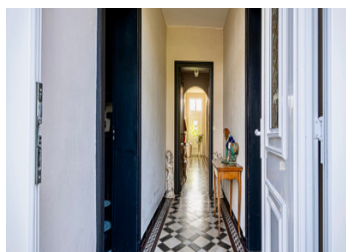
Exclusive!

Hostens 8 km - Le Barp and Belin Béliet 20km
just 35 km from the ring road and 51 km from Mérignac airport

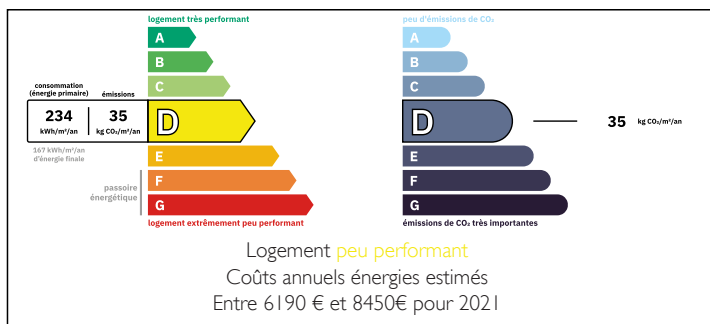
Close to amenities and services, not far from the beaches, set in 3700 m² of greenery, this charming property has everything you could wish for!

A Maison de Maître of over 200 m² spread over two levels. The ground floor comprises a double lounge, a dining room and a reading room leading directly onto a large, sheltered terrace.

Upstairs is the sleeping area with four bedrooms, one of which is a suite with a large shower room, and a beautiful contemporary bathroom. It is possible to create two master suites by reorganising the existing space.

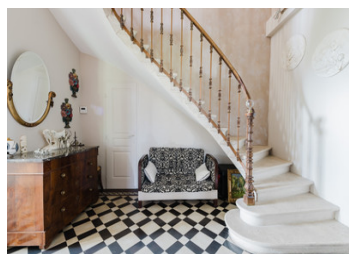


ENERGY - DPE



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

Exclusive!

Hostens 8 km - Le Barp and Belin Béliet 20km
just 35 km from the ring road and 51 km from
Mérignac airport

Close to the beach without the hassle, in the middle
of its remarkably well-kept 3700m² park, with its mix
of fruit trees and flowers of various species, this
charming property has everything to seduce!

The property has recently been completely
renovated.

With its mix of modernity and authenticity, this
one-storey residence of over 200m² has retained its
original charm and period materials, while benefiting
from top-quality modern facilities.

Here, everything exudes the charm and authenticity
of an old manor house, with its antique parquet and
cement tiles and high ceilings.

This combination will surprise you with its superb
quality and warm, comfortable welcome.

On the ground floor, the beautiful long entrance hall
leads on one side to a vestibule with an open
fireplace opening onto the terrace, and on the other
to a kitchen combining authenticity and modernity.

This ground floor can be accessed via three different
entrance doors, depending on your preferences.
The kitchen combines old-world charm with
top-of-the-range equipment.

Upstairs, a majestic stone staircase leads to a vast
hallway with four beautiful bedrooms and a large
contemporary bathroom, including a suite with a
large shower room.

Two new master suites could be converted into this
large sleeping area.

As well as their undeniable charm, all the bedrooms
have retained their spaciousness (all are at least

LOCAL TAXES

Taxe foncière: **861 EUR**

Taxe habitation: **EUR**

NOTES