

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

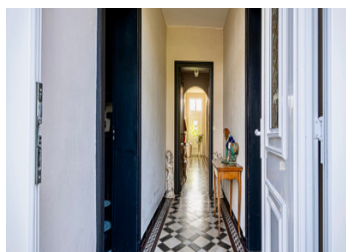
Exclusive!

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

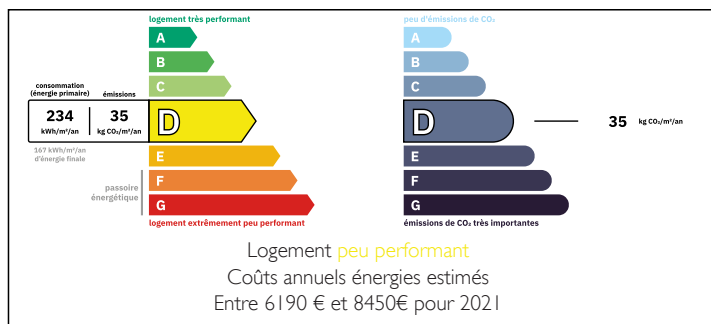
Close to amenities and services, not far from the beaches, set in 3700 m<sup>2</sup> of greenery, this charming property has everything you could wish for!

A Maison de Maître of over 200 m<sup>2</sup> 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.

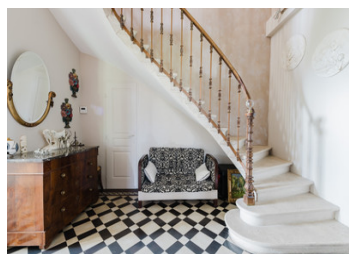


## ENERGY - DPE



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 3700m<sup>2</sup> 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 200m<sup>2</sup> 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