

Large mansion of 427m with a spacious outbuilding on 10 hectares of land



## INFORMATION

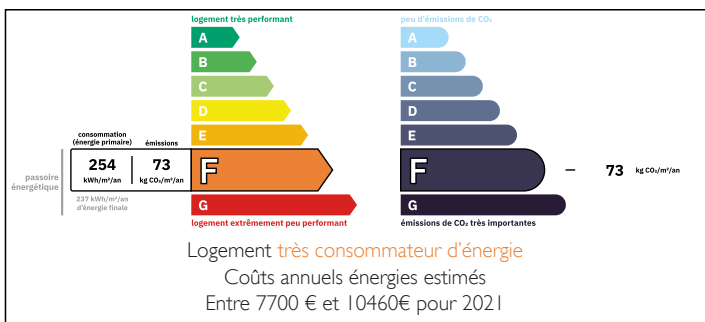
Town:	Mont-de-Marsan
Department:	Landes
Bed:	8
Bath:	2
Floor:	427 m2
Plot Size:	96533 m2

## IN BRIEF

Large mansion of 427m<sup>2</sup> on nearly 10 hectares  
 On the ground floor: 2 large living rooms, a spacious dining room, 1 bedroom, 1 kitchen, 1 utility room, 1 pantry, and 1 laundry room, 1 WC, and 1 sink  
 On the first floor: 5 bedrooms, 1 office, 2 large bathrooms, 1 WC, 1 bathroom, 1 shower room  
 On the second floor: 2 bedrooms and 1 office to be converted, 1 sink and large unconverted attic  
 Oil-fired heating (fuel tank 2500l)  
 Outside: Large outbuilding of 200m<sup>2</sup> on three levels, part of which used to be stables.  
 A hunting lodge  
 All on 96533 m<sup>2</sup> of land (meadows and woods).  
 Some rooms require renovation work to be brought up to date  
 The property is located 15 min from Mont de Marsan , 1 hour from the ocean and 40 min from the A63

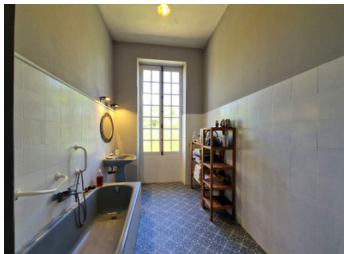


## ENERGY - DPE



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

Grand mansion of 427m<sup>2</sup> on nearly 10 hectares  
 On the ground floor: 2 large living rooms, a spacious dining room, 1 bedroom, 1 kitchen, 1 utility room, 1 pantry, and 1 laundry room, 1 WC, and 1 sink  
 On the first floor: 5 bedrooms, 1 office, 2 large bathrooms, 1 WC, 1 bathroom, 1 shower room  
 On the second floor: 2 bedrooms and 1 office to be converted, 1 sink and large unconverted attic  
 Oil-fired heating (fuel tank 2500l)  
 Outside: Large outbuilding of 200m<sup>2</sup> on three levels, part of which used to be stables.  
 A hunting lodge or gamekeeper's lodge  
 All on 96533 m<sup>2</sup> of land (meadows and woods)

Detailed dimensions:

- Left living room 24 m<sup>2</sup>
- Dining room 28 m<sup>2</sup>
- Office 15 m<sup>2</sup>
- Right living room 30 m<sup>2</sup>
- Entrance 36 m<sup>2</sup>
- Kitchen and utility room 53 m<sup>2</sup>

First floor:

- Green bedroom on the left 19 m<sup>2</sup>
- Bathroom 8 m<sup>2</sup>
- Cloud bedroom on the left 20 m<sup>2</sup>
- Old rose bedroom on the right 23 m<sup>2</sup>
- Off-white bedroom on the right corridor 20 m<sup>2</sup>
- Green bedroom on the right corridor 20 m<sup>2</sup>
- Dressing room 12 m<sup>2</sup>
- Bathroom or shower room 7 m<sup>2</sup>
- WC 4 m<sup>2</sup>

Some rooms require renovation work to be brought up to date

The property is located 15 min from Mont de Marsan , 1 hour from the ocean and 40 min from the A63

## LOCAL TAXES

**Taxe foncière:** 1181 EUR  
**Taxe habitation:** EUR

## NOTES