

Elegant Maison de Maitre + pool + garden + garage + village square location + business opportunity



## INFORMATION

Town:	Geaune
Department:	Landes
Bed:	4
Bath:	3
Floor:	254 m2
Plot Size:	940 m2



## IN BRIEF

This elegant maison de maitre built in the 1860's is situated in the centre of a charming bastide town in the Landes. Mont Marson (30 minutes), Pau (40 minutes) with the Pyrenees and Atlantic coast only 1h20 away.



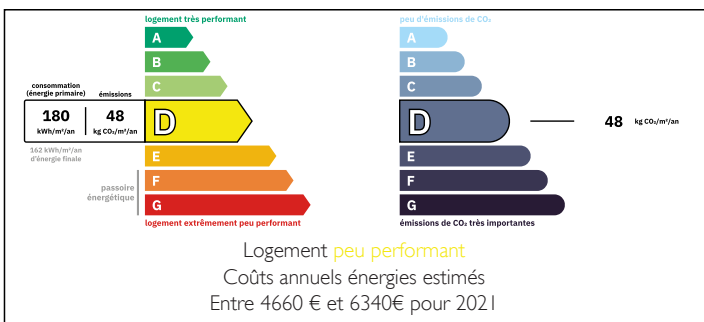
Carefully renovated to a very high standard; with new bespoke bathrooms, kitchen, double glazing and an abundance of style. The private enclosed rear garden with inground pool and pretty covered terrace offer a well manicured space for outdoor living, entertaining and relaxation.



This impressive property is ready for you to move straight into. Ideal for a family, a sumptuous holiday home or with business potential.

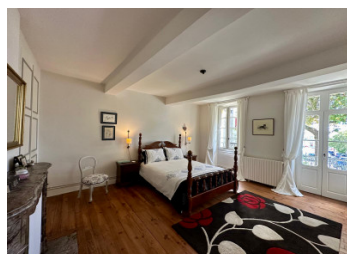
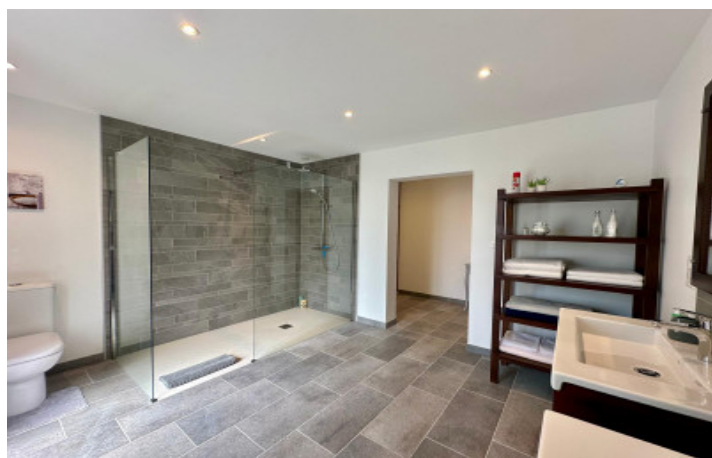
International airports of Bordeaux 1h40 Toulouse 2h15 and more locally Tarbes/Lourdes 1hr.

## 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

Centrally heated by oil fuel and an open fire in the main living area, with the majority of the windows being replaced; this comfortable house comprises of;

**GROUND FLOOR**

Entrance 24m<sup>2</sup> with beautiful tiled floor leading to the following rooms:

Sitting room 20m<sup>2</sup> tiled floor, recessed shelving and double aspect access to the kitchen

Dining room and living room 40m<sup>2</sup> a grand room, light filled room with open fire

Kitchen 24m<sup>2</sup> quality and unique fully fitted with slate counter top and central island with copper counter top, door to rear garden

WC 2.6m<sup>2</sup>

Boiler room 5m<sup>2</sup> with plumbing for washing machine

Office 17m<sup>2</sup> with fitted storage 4.5m<sup>2</sup>

Utility/boot room 22m<sup>2</sup> with wooden staircase to the **FIRST FLOOR** - two large rooms of 34m<sup>2</sup> and 40m<sup>2</sup> and a landing of 10m<sup>2</sup> offering additional possibility for renovation or storage.

**SIDE ENTRANCE** 39.5m<sup>2</sup> with tiled floor and step up to the rear of the room with built in storage. This part of the house used to be the local solicitor's office and would be great for a business, additional living space or additional storage.

Corridor 10m<sup>2</sup> currently used as a wood store with access to the rear garden

Wine cave 22.5m<sup>2</sup>

**FIRST FLOOR**

The spacious landing of 21m<sup>2</sup> opens to a decorative balcony that runs along the front of the house and can also be accessed via two of the bedrooms.

Bedroom 23m<sup>2</sup> with window, marble feature fireplace, fitted storage and door to a large en-suite bathroom of 14m<sup>2</sup> boasting a free standing bath, shower cubicle, double sinks with vanities,...

## LOCAL TAXES

**Taxe foncière: 2379 EUR**

**Taxe habitation: EUR**

## NOTES